Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

23 Hiscock Street, Chadstone Vic 3148
23

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,290,000	Pro	perty Type	House		Suburb	Chadstone
Period - From	07/05/2023	to	06/05/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	89 Power Av CHADSTONE 3148	\$1,260,000	16/03/2024
2	21 Terrigal St CHADSTONE 3148	\$1,250,000	13/02/2024
3	7 Westbrook St CHADSTONE 3148	\$1,200,000	04/05/2024

OR

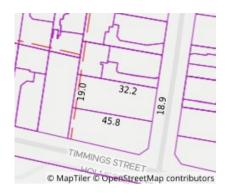
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2024 13:13



Date of sale







Property Type: House Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 07/05/2023 - 06/05/2024: \$1,290,000

Comparable Properties



89 Power Av CHADSTONE 3148 (REI)

6 2

Price: \$1,260,000 Method: Auction Sale Date: 16/03/2024

Property Type: House (Res) Land Size: 606 sqm approx **Agent Comments**



21 Terrigal St CHADSTONE 3148 (REI/VG)

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Price: \$1,250,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments



7 Westbrook St CHADSTONE 3148 (REI)





Price: \$1,200,000 Method: Auction Sale Date: 04/05/2024

Property Type: House (Res) Land Size: 590 sqm approx **Agent Comments**

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036



