

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23 Hiscock Street, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,290,000 Property 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	Price	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



 3  1  3

**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)**

Agent Comments

 4  1  2

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx



**21 Terrigal St CHADSTONE 3148 (REI/VG)**

Agent Comments

 3  1  3

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2024  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**7 Westbrook St CHADSTONE 3148 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx

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