# 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

3/22 Hiscock Street, Chadstone Vic 3148

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$950,000				
Median sale p	rice								
Median price	\$1,025,000	Pro	operty Type	Unit			Suburb	Chadstone	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/9 Newton St CHADSTONE 3148	\$950,000	15/02/2024
2	2/17 Atkinson St CHADSTONE 3148	\$930,000	01/09/2023
3	1/9 Robert St CHADSTONE 3148	\$925,000	15/02/2024

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:

22/02/2024 09:47









**Property Type:** Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median Unit Price December quarter 2023: \$1,025,000

# **Comparable Properties**



4/9 Newton St CHADSTONE 3148 (REI)



Price: \$950,000 Method: Private Sale Date: 15/02/2024 Property Type: Townhouse (Single) Agent Comments

2/17 Atkinson St CHADSTONE 3148 (VG)

Agent Comments

Agent Comments



Price: \$930,000 Method: Sale Date: 01/09/2023 Property Type: Flat/Unit/Apartment (Res)



1/9 Robert St CHADSTONE 3148 (REI)



Price: \$925,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: Unit Land Size: 295 sqm approx

## Account - 11 North | P: 1300 353 836



propertydata

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