

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

3/35 Burton Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,131,300 Property Type Townhouse Suburb Chadstone

Period - From 24/05/2023 to 23/05/2024 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	2/48 Amaroo St CHADSTONE 3148	\$899,500	07/02/2024
2	3/1 Sadie St MOUNT WAVERLEY 3149	\$880,000	06/04/2024
3	45 Kierens Way CHADSTONE 3148	\$790,000	01/01/2024

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:

24/05/2024 15:22

3/35 Burton Street, Chadstone Vic 3148

**Jellis
Craig**

Jimmy Zhang

8849 8088

0430 388 348

jimmyzhang@jellisrcraig.com.au

Indicative Selling Price

\$820,000 - \$880,000

Median Townhouse Price

24/05/2023 - 23/05/2024: \$1,131,300



 3  2  1

Property Type: Townhouse

Agent Comments

Comparable Properties



2/48 Amaroo St CHADSTONE 3148 (REI/VG)

Agent Comments

 3  2  1

Price: \$899,500

Method: Private Sale

Date: 07/02/2024

Property Type: Townhouse (Single)

Land Size: 209 sqm approx



3/1 Sadie St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)



45 Kierens Way CHADSTONE 3148 (REI/VG)

Agent Comments

 3  1  1

Price: \$790,000

Method: Private Sale

Date: 01/01/2024

Property Type: Townhouse (Single)

Land Size: 109 sqm approx

Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.