

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

3/5 Mudgee Court, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

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

Period - From 28/05/2023 to 27/05/2024 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	2/2 Stamford Rd OAKLEIGH 3166	\$1,180,000	10/02/2024
2	29/32 Adrian St CHADSTONE 3148	\$1,141,600	06/04/2024
3	10C Highfield Rd CHADSTONE 3148	\$1,061,888	09/03/2024

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:

28/05/2024 09:29



Property Type: Townhouse
(Single)

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



2/2 Stamford Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)



29/32 Adrian St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,141,600

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)



10C Highfield Rd CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,061,888

Method: Auction Sale

Date: 09/03/2024

Property Type: Townhouse (Single)