

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

4/15 TIMMINGS STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

2/17 ATKINSON STREET CHADSTONE VIC 3148	\$930,000	01-Sep-23
1/46 WAVERLEY ROAD CHADSTONE VIC 3148	\$932,000	29-Apr-23
1/810 WARRIGAL ROAD MALVERN EAST VIC 3145	\$836,000	13-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 18 October 2023



**2/17 ATKINSON STREET
 CHADSTONE VIC 3148**

3 3 2

Sold Price **\$930,000** Sold Date **01-Sep-23**

Distance **0.11km**



**1/46 WAVERLEY ROAD
 CHADSTONE VIC 3148**

3 3 1

Sold Price **\$932,000** Sold Date **29-Apr-23**

Distance **0.25km**



**1/810 WARRIGAL ROAD MALVERN
 EAST VIC 3145**

4 2 2

Sold Price ^{RS} **\$836,000** Sold Date **13-Oct-23**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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