

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

4/2 Kelly Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Chadstone

Period - From 01/01/2023 to 31/12/2023 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	3/24 Mulgrave St ASHWOOD 3147	\$632,000	08/09/2023
2	3/32 Atkinson St CHADSTONE 3148	\$590,500	22/11/2023
3	1/41 Aikman Cr CHADSTONE 3148	\$590,000	10/01/2024

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:

24/01/2024 16:18



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending December 2023: \$945,000

Comparable Properties



3/24 Mulgrave St ASHWOOD 3147 (REI/VG) Agent Comments

2 1 1

Price: \$632,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit
Land Size: 72 sqm approx



3/32 Atkinson St CHADSTONE 3148 (REI) Agent Comments

2 1 1

Price: \$590,500
Method: Private Sale
Date: 22/11/2023
Property Type: Unit



1/41 Aikman Cr CHADSTONE 3148 (REI) Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 10/01/2024
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222