

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

4/9 Newton Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$927,500 Property Type Unit Suburb Chadstone

Period - From 01/10/2022 to 30/09/2023 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	2/22 Hiscock St CHADSTONE 3148	\$1,006,000	07/08/2023
2	2/17 Atkinson St CHADSTONE 3148	\$930,000	01/09/2023
3	3/17 Atkinson St CHADSTONE 3148	\$930,000	30/08/2023

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:

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

Indicative Selling Price
\$990,000 - \$1,080,000
Median Unit Price
Year ending September 2023: \$927,500

Comparable Properties



2/22 Hiscock St CHADSTONE 3148 (REI/VG) Agent Comments



Price: \$1,006,000
Method: Private Sale
Date: 07/08/2023
Property Type: Townhouse (Single)

2/17 Atkinson St CHADSTONE 3148 (VG) Agent Comments



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



3/17 Atkinson St CHADSTONE 3148 (REI) Agent Comments



Price: \$930,000
Method: Private Sale
Date: 30/08/2023
Property Type: Townhouse (Single)

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