Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 42 Hill Crest Court, Chadstone Vic 3148

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,295,000	Pro	operty Type	Hou	ise		Suburb	Chadstone
Period - From	01/01/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Imperial Av MOUNT WAVERLEY 3149	\$1,530,000	21/08/2023
2	27 Pamela St MOUNT WAVERLEY 3149	\$1,450,000	28/10/2023
3			

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:

29/01/2024 12:11





Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au



Property Type: House Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,295,000

Comparable Properties



1 Imperial Av MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,530,000 Method: Private Sale Date: 21/08/2023 Property Type: House Land Size: 657 sqm approx

27 Pamela St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

Agent Comments

Price: \$1,450,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 728 sqm approx

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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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