

## 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

4A GLENORA STREET CHADSTONE VIC 3148

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Chadstone

Period-from

01 Jul 2022

to

30 Jun 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

2/32 WOONAH STREET CHADSTONE VIC 3148	\$1,334,500	20-May-23
2/8 BECKETT STREET CHADSTONE VIC 3148	\$1,210,000	18-Feb-23
3/10 MURRA COURT ASHWOOD VIC 3147	\$1,330,000	11-Mar-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: 16 July 2023



**2/32 WOONAH STREET  
CHADSTONE VIC 3148**

4 2 2

Sold Price <sup>RS</sup> **\$1,334,500** Sold Date **20-May-23**

Distance **0.97km**



**2/8 BECKETT STREET CHADSTONE  
VIC 3148**

4 2 2

Sold Price **\$1,210,000** Sold Date **18-Feb-23**

Distance **0.96km**



**3/10 MURRA COURT ASHWOOD  
VIC 3147**

4 2 2

Sold Price **\$1,330,000** Sold Date **11-Mar-23**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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