

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

4B GLENORA 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

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Chadstone

Period-from

01 Jan 2023

to

31 Dec 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

1/7 STAPLEY CRESCENT CHADSTONE VIC 3148	\$1,203,700	25-Oct-23
39 MUMMERY STREET MOUNT WAVERLEY VIC 3149	\$1,308,888	16-Oct-23
8B MOORONG STREET CHADSTONE VIC 3148	\$1,209,600	30-Sep-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: 22 January 2024



**1/7 STAPLEY CRESCENT
CHADSTONE VIC 3148**

4 2 2

Sold Price **\$1,203,700** Sold Date **25-Oct-23**

Distance **1.45km**



**39 MUMMERY STREET MOUNT
WAVERLEY VIC 3149**

4 3 1

Sold Price **\$1,308,888** Sold Date **16-Oct-23**

Distance **1.91km**



**8B MOORONG STREET
CHADSTONE VIC 3148**

4 2 2

Sold Price ^{RS} **\$1,209,600** ^{UN} Sold Date **30-Sep-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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