

# 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

5/2 Fitzroy Grove, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Chadstone

Period - From 26/03/2023

to 25/03/2024

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	1/1 Murra Ct ASHWOOD 3147	\$1,353,000	23/03/2024
2	1/1 Lavidge Rd ASHWOOD 3147	\$1,230,000	24/01/2024
3	1/7 Katta Ct ASHWOOD 3147	\$1,222,000	24/02/2024

**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:

26/03/2024 15:09

5/2 Fitzroy Grove, Chadstone Vic 3148

**Jellis  
Craig**

Stephen Huang

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Townhouse Price**

26/03/2023 - 25/03/2024: \$1,100,000



 3    2    2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/1 Murra Ct ASHWOOD 3147 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,353,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 290 sqm approx



**1/1 Lavidge Rd ASHWOOD 3147 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Townhouse (Single)



**1/7 Katta Ct ASHWOOD 3147 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,222,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 260 sqm approx

Account - Jellis Craig | P: 03 88498088



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