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 5 Ladner Court, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,295,000	Pro	operty Type	Hou	se		Suburb	Chadstone	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	22 Drummond St CHADSTONE 3148	\$1,250,000	01/12/2023
2	27 Jindabyne Av CHADSTONE 3148	\$1,210,000	19/10/2023
3	19 Jindabyne Av CHADSTONE 3148	\$1,150,000	28/10/2023

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.

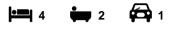
This Statement of Information was prepared on:

09/02/2024 06:58



Mc**Grath**





Property Type: House (Res) Land Size: 627 sqm approx Agent Comments Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending December 2023: \$1,295,000

Comparable Properties



22 Drummond St CHADSTONE 3148 (REI)

27 Jindabyne Av CHADSTONE 3148 (REI)



Price: \$1,250,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 608 sqm approx Agent Comments

Agent Comments



Price: \$1,210,000

Method: Private Sale Date: 19/10/2023 Property Type: House Land Size: 604 sqm approx



19 Jindabyne Av CHADSTONE 3148 (REI/VG) Agent Comments



Price: \$1,150,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 604 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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