

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 Ladner Court, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Chadstone

Period - From 01/01/2023 to 31/12/2023 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 | 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



Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



22 Drummond St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 608 sqm approx



27 Jindabyne Av CHADSTONE 3148 (REI)

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