

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 6/18 Cabena Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,131,300 Property Type Townhouse Suburb Chadstone

Period - From 22/05/2023 to 21/05/2024 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 | 2/48 Amaroo St CHADSTONE 3148 | \$899,500 | 07/02/2024 |
| 2 | 1/43 Drummond St CHADSTONE 3148 | \$890,000 | 07/12/2023 |
| 3 | 45 Kierens Way CHADSTONE 3148 | \$790,000 | 01/01/2024 |

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: 22/05/2024 14:48



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Rooms: 6
Property Type: Townhouse (Res)
Land Size: 195 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$850,000
Median Townhouse Price
22/05/2023 - 21/05/2024: \$1,131,300

Comparable Properties



2/48 Amaroo St CHADSTONE 3148 (REI)

[Agent Comments](#)

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Price: \$899,500
Method: Private Sale
Date: 07/02/2024
Property Type: Townhouse (Single)



1/43 Drummond St CHADSTONE 3148 (VG)

[Agent Comments](#)

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Price: \$890,000
Method: Sale
Date: 07/12/2023
Property Type: Strata Unit/Flat



45 Kierens Way CHADSTONE 3148 (REI/VG)

[Agent Comments](#)

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Price: \$790,000
Method: Private Sale
Date: 01/01/2024
Property Type: Townhouse (Single)
Land Size: 109 sqm approx

Account - Buxton | P: 03 9563 9933