

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

7 Westbrook Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,025,000 Property Type Unit Suburb Chadstone

Period - From 01/10/2023 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	1 Collins St CHADSTONE 3148	\$950,500	31/10/2023
2			
3			

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 11:24



Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2023: \$1,025,000

Comparable Properties



1 Collins St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$950,500
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 628 sqm approx

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.

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