

# 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

8 Cedar Close, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Chadstone

Period - From 01/04/2023 to 31/03/2024 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	28 Helen Rd CHADSTONE 3148	\$1,493,000	28/04/2024
2	28 Oakpark Dr CHADSTONE 3148	\$1,476,000	13/03/2024
3	42 Hillcrest Ct CHADSTONE 3148	\$1,430,000	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:

27/05/2024 12:12



 5  2  4

**Property Type:** House  
**Land Size:** 595 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 Year ending March 2024: \$1,300,000

## Comparable Properties



28 Helen Rd CHADSTONE 3148 (REI)

Agent Comments

 6  4  2

**Price:** \$1,493,000  
**Method:** Auction Sale  
**Date:** 28/04/2024  
**Property Type:** House (Res)



28 Oakpark Dr CHADSTONE 3148 (REI)

Agent Comments

 5  3  2

**Price:** \$1,476,000  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** House



42 Hillcrest Ct CHADSTONE 3148 (REI/VG)

Agent Comments

 5  2  2

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House  
**Land Size:** 641 sqm approx

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