## 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

g03/21 Collins Street, Chadstone Vic 3148

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$898,000	Pro	operty Type	Unit			Suburb	Chadstone
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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	217/6 Dalgety St OAKLEIGH 3166	\$578,000	27/05/2023
2	502/2 Dalgety St OAKLEIGH 3166	\$548,000	10/10/2023
3			

OR

**B**<sup>\*</sup> 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:

16/10/2023 16:34





Stan Song 8849 8088 0452 180 920 stansong@jelliscraig.com.au



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2023: \$898,000

Agent Comments

# **Comparable Properties**

217/6 Dalgety St OAKLEIGH 3166 (VG)



Price: \$578,000 Method: Sale Date: 27/05/2023 Property Type: Strata Unit/Flat

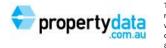


Price: \$548,000 Method: Auction Sale Date: 10/10/2023 Property Type: Apartment

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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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