

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

G05/25 COLLINS STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$398,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Other

Suburb

Chadstone

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

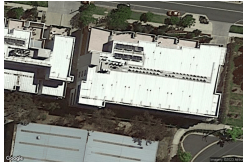
Date of sale

G03/8 POWER AVENUE ASHWOOD VIC 3147	\$435,000	12-Oct-23
505/70 BATESFORD ROAD CHADSTONE VIC 3148	\$325,000	28-Jun-23
307/2 DALGETY STREET OAKLEIGH VIC 3166	\$400,000	12-Oct-23

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 6 months.

This Statement of Information was prepared on: 05 December 2023



**G03/8 POWER AVENUE
ASHWOOD VIC 3147**

1 1 1

Sold Price ^{RS} **\$435,000** Sold Date **12-Oct-23**

Distance **0.34km**

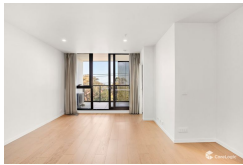


**505/70 BATESFORD ROAD
CHADSTONE VIC 3148**

1 1 1

Sold Price **\$325,000** Sold Date **28-Jun-23**

Distance **0.05km**



**307/2 DALGETY STREET
OAKLEIGH VIC 3166**

1 1 1

Sold Price **\$400,000** Sold Date **12-Oct-23**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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