

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

G6/25 Collins Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$935,000 Property Type Unit 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	104/2 Dalgety St OAKLEIGH 3166	\$615,000	04/03/2024
2	11/14 Camira St MALVERN EAST 3145	\$610,000	23/03/2024
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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: 19/06/2024 13:37



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending March 2024: \$935,000

Comparable Properties

104/2 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments



Price: \$615,000
Method: Sale
Date: 04/03/2024
Property Type: Strata Unit/Flat



11/14 Camira St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 23/03/2024
Property Type: Apartment
Land Size: 77 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.

Account - Barry Plant | P: 03 9803 0400