



3   2   2

**Rooms:** 5

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



73 Power Av CHADSTONE 3148 (VG)

Agent Comments

3   -   -

**Price:** \$1,130,000

**Method:** Sale

**Date:** 29/01/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 696 sqm



22 Jacana St CHADSTONE 3148 (REI/VG)

Agent Comments

3   3   2

**Price:** \$1,171,000

**Method:** Auction Sale

**Date:** 19/11/2016

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 264 sqm



1/42 Power Av ASHWOOD 3147 (REI)

Agent Comments

3   3   1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 17/12/2016

**Rooms:** 4

**Property Type:** Townhouse (Res)

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### Comparable property sales

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
73 Power Av CHADSTONE 3148	\$1,130,000	29/01/2017
22 Jacana St CHADSTONE 3148	\$1,171,000	19/11/2016
1/42 Power Av ASHWOOD 3147	\$1,180,000	17/12/2016