

## 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

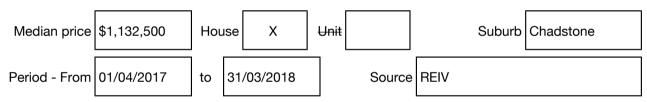
39 Jindabyne Avenue, Chadstone Vic 3148

#### Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,250,000

#### Median sale price



#### 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	9 Thurloo St CHADSTONE 3148	\$1,271,000	14/04/2018
2	302 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,200,000	19/04/2018
3	5 Aloomba St CHADSTONE 3148	\$1,150,000	28/04/2018

#### 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.

#### Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

propertydata

#### Generated: 07/05/2018 10:55

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 39 Jindabyne Avenue, Chadstone Vic 3148





Rooms: Property Type: House (Res) Agent Comments McGrath George Koutsopoulos 03 8547 0888 0468 942 014 georgekoutsopoulos@mcgrath.com.au

> Indicative Selling Price \$1,200,000 - \$1,250,000 Median House Price Year ending March 2018: \$1,132,500

# **Comparable Properties**



9 Thurloo St CHADSTONE 3148 (REI)



Price: \$1,271,000 Method: Auction Sale Date: 14/04/2018 Rooms: -Property Type: House (Res) Agent Comments



**302 Huntingdale Rd MOUNT WAVERLEY 3149** Agent Comments (REI)



Price: \$1,200,000 Method: Sold Before Auction Date: 19/04/2018 Rooms: -Property Type: House (Res) Land Size: 725 sqm approx



5 Aloomba St CHADSTONE 3148 (REI)

**1** 



Agent Comments

Price: \$1,150,000 Method: Auction Sale Date: 28/04/2018 Rooms: -Property Type: House (Res) Land Size: 678 sqm approx

#### Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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