

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,132,500 House  Unit  Suburb Chadstone

Period - From 01/04/2017 to 31/03/2018 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	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.



3   1   1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**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)**

[Agent Comments](#)

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



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

[Agent Comments](#)

3   2   2

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



**5 Alooomba St CHADSTONE 3148 (REI)**

[Agent Comments](#)

3   1   1

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