

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

Single price \$1,100,000

Median sale price

Median price \$1,140,000 House Unit Suburb Chadstone

Period - From 01/07/2017 to 30/06/2018 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	4 Carramar St CHADSTONE 3148	\$1,140,000	20/04/2018
2	6 Elaroo St CHADSTONE 3148	\$1,125,000	07/03/2018
3	110 Waverley Rd CHADSTONE 3148	\$1,075,000	07/05/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending June 2018: \$1,140,000

Comparable Properties



4 Carramar St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 20/04/2018

Rooms: 4

Property Type: House

Land Size: 585 sqm approx



6 Elaroo St CHADSTONE 3148 (VG)

Agent Comments



Price: \$1,125,000

Method: Sale

Date: 07/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



110 Waverley Rd CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 07/05/2018

Rooms: 4

Property Type: House

Land Size: 602 sqm approx