

George Koutsopoulos 03 8547 0888 0468 942 014

Statement of Information

georgekoutsopoulos@mcgrath.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

Address	39 Jindabyne Avenue, Chadstone Vic 3148
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,140,000	Hou	ıse X	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.

Ad	dress 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.

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





Generated: 23/07/2018 10:05

McGrath

George Koutsopoulos

03 8547 0888 0468 942 014 georgekoutsopoulos@mcgrath.com.au

> **Indicative Selling Price** \$1,100,000 **Median House Price** Year ending June 2018: \$1,140,000



=3

Rooms:

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments

Comparable Properties



4 Carramar St CHADSTONE 3148 (REI/VG)

-3

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)

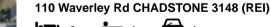




Price: \$1,125,000 Method: Sale Date: 07/03/2018 Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx







Price: \$1,075,000 Method: Private Sale Date: 07/05/2018

Property Type: House

Agent Comments

Agent Comments

Agent Comments



Rooms: 4

Land Size: 602 sqm approx

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





Generated: 23/07/2018 10:05