



 3  1  1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending March 2017: \$1,023,500

Comparable Properties



7 Hilbert Ct OAKLEIGH 3166 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,145,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 538 sqm



5 Moorong St CHADSTONE 3148 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,100,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 645 sqm

44 Electra Av ASHWOOD 3147 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,085,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 587 sqm

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 8 Bosco Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,023,500 House X Suburb Chadstone

Period - From 01/04/2016 to 31/03/2017 Source REIV

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 |
|--------------------------------|-------------|--------------|
| 7 Hilbert Ct OAKLEIGH 3166 | \$1,145,000 | 22/04/2017 |
| 5 Moorong St CHADSTONE 3148 | \$1,100,000 | 20/05/2017 |
| 44 Electra Av ASHWOOD 3147 | \$1,085,000 | 06/05/2017 |