

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 33 Binalong Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,220,000 & \$1,260,000

Median sale price

Median price \$1,132,500 House X 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	50 Railway Pde.S CHADSTONE 3148	\$1,270,000	16/12/2017
2	3 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,240,000	16/12/2017
3	10 Evans St CHADSTONE 3148	\$1,221,000	25/11/2017

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.



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Rooms:
Property Type: House (Res)
Land Size: 637 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,220,000 - \$1,260,000
Median House Price
 Year ending March 2018: \$1,132,500

Comparable Properties



50 Railway Pde.S CHADSTONE 3148 (REI/VG) Agent Comments

3 1 1

Price: \$1,270,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 910 sqm approx



3 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

3 2 1

Price: \$1,240,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 780 sqm approx



10 Evans St CHADSTONE 3148 (REI/VG) Agent Comments

4 2 2

Price: \$1,221,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx