

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	33 Binalong Avenue, Chadstone Vic 3148
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,220,000	&	\$1,260,000
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Median sale price

Median price	\$1,132,500	Hou	ıse 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)

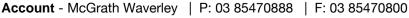
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.









McGrath





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

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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)

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Price: \$1,240,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: 6

Property Type: House (Res) Land Size: 780 sqm approx Agent Comments



10 Evans St CHADSTONE 3148 (REI/VG)





Price: \$1,221,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) **Land Size:** 800 sqm approx

Agent Comments

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





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