

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	9 Newton St CHADSTONE 3148	\$1,720,000	22/10/2016
2	2 Drummond St CHADSTONE 3148	\$1,403,000	10/06/2017
3	33 Atkinson St CHADSTONE 3148	\$1,397,000	17/06/2017

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.~~



 3  2  2

Rooms:**Property Type:** House**Land Size:** 854 sqm approx**Agent Comments**

Ready set build! Boasting a 30.5m wide frontage this allotment of 854sqm approx. is selling together with plans & permits for the construction of 3 generous town residences.

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

June quarter 2017: \$1,168,000

Comparable Properties

**9 Newton St CHADSTONE 3148 (VG)**

Agent Comments

 4  -  -

Price: \$1,720,000**Method:** Sale**Date:** 22/10/2016**Rooms:** -**Property Type:** Development Site (Res)**Land Size:** 1150 sqm approx**2 Drummond St CHADSTONE 3148 (REI)**

Agent Comments

 3  1  1

Price: \$1,403,000**Method:** Auction Sale**Date:** 10/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 702 sqm approx**33 Atkinson St CHADSTONE 3148 (REI)**

Agent Comments

 4  2  2

Price: \$1,397,000**Method:** Private Sale**Date:** 17/06/2017**Rooms:** 5**Property Type:** House