

# 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 9 Moroney Drive, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,860,000 & \$1,980,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Chadstone

Period - From 25/03/2020 to 24/03/2021 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		
2		
3		

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.

This Statement of Information was prepared on: 25/03/2021 18:41

9 Moroney Drive, Chadstone Vic 3148



**Property Type:** House (Res)

**Land Size:** 501 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,860,000 - \$1,980,000

**Median House Price**

25/03/2020 - 24/03/2021: \$1,000,000

## Comparable Properties

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** - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269