

## 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

1/111 Waverley Road Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 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

|   |           |           |
|---|-----------|-----------|
| 2/2 Jingella Avenue Ashwood VIC 3147        | \$765,000 | 06-Feb-21 |
| 3/252 Waverley Road Mount Waverley VIC 3149 | \$715,000 | 26-Nov-20 |
| 19/34 Maroo Street Hughesdale VIC 3166      | \$694,000 | 30-Jan-21 |

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 6 months.~~

This Statement of Information was prepared on: 12 April 2021



**2/2 Jingella Avenue Ashwood VIC 3147**

 2  1  1

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **06-Feb-21**

Distance **1.22km**



**3/252 Waverley Road Mount Waverley VIC 3149**

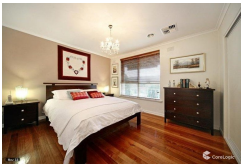
 2  1  1

Sold Price

**\$715,000**

Sold Date **26-Nov-20**

Distance **1.25km**



**19/34 Maroo Street Hughesdale VIC 3166**

 2  1  1

Sold Price

<sup>RS</sup> **\$694,000**

Sold Date **30-Jan-21**

Distance **1.99km**

RS = Recent sale      UN = Undisclosed Sale

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