

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/4 WAVERLEY ROAD CHADSTONE VIC 3148

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,750

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
6/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$580,000	14-Jan-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Janssen Heung
P 03 9978 7872
M 0411 659 290
E janssen.xiang@fnkew.com.au



**6/2-4 WILLIAM STREET
MURRUMBEENA VIC 3163**

 2  2  1

Sold Price **\$580,000** Sold Date **14-Jan-21**

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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