

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

1/76 Drummond Street 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,500

Property type

House

Suburb

Chadstone

Period-from

01 Nov 2020

to

31 Oct 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

1/4 Aikman Crescent Chadstone VIC 3148	\$960,500	07-May-21
1/6 Waverley Road Chadstone VIC 3148	\$948,000	26-Jul-21
1/3 Mudgee Court Chadstone VIC 3148	\$970,000	08-May-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: 20 November 2021


1/4 Aikman Crescent Chadstone VIC 3148
 4  2  -

Sold Price

\$960,500

Sold Date

07-May-21

Distance

0.51km

1/6 Waverley Road Chadstone VIC 3148
 5  2  1

Sold Price

\$948,000

Sold Date

26-Jul-21

Distance

0.76km

1/3 Mudgee Court Chadstone VIC 3148
 3  2  1

Sold Price

\$970,000

Sold Date

08-May-21

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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