

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

38 Jacana Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$863,000

House

Unit

X

Suburb

Chadstone

Period - From

01/07/2016

to

30/06/2017

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	2/34 Briggs St MOUNT WAVERLEY 3149	\$800,000	04/03/2017
2	2/1514 Dandenong Rd OAKLEIGH 3166	\$775,000	15/07/2017
3	3/1 Inga St OAKLEIGH EAST 3166	\$740,000	03/06/2017

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.

38 Jacana Street, Chadstone Vic 3148

McGrath

George Koutsopoulos

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Indicative Selling Price

\$750,000 - \$780,000

Median Unit Price

Year ending June 2017: \$863,000



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



2/34 Briggs St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3 2 -

Price: \$800,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: Townhouse (Res)



2/1514 Dandenong Rd OAKLEIGH 3166 (REI) **Agent Comments**

3 2 1

Price: \$775,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 4

Property Type: Unit

Land Size: 220.50 sqm approx



3/1 Inga St OAKLEIGH EAST 3166 (REI) **Agent Comments**

3 1 1

Price: \$740,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Unit