



 4  2  1

Rooms:
Property Type: House
Land Size: 401 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 June quarter 2017: \$1,168,000

Comparable Properties



1/3 Evans St CHADSTONE 3148 (REI)

 3  2  2

Price: \$960,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Unit
Land Size: 381 sqm approx

Agent Comments

Comparable location, more modern built & double remote garage.



2/12 Cole Cr CHADSTONE 3148 (REI)

 3  2  1

Price: \$886,000
Method: Auction Sale
Date: 04/06/2017
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Luxuriously appointed 3 townhouse with single garage & shared driveway.



2/23 Bolwarra St CHADSTONE 3148 (REI/VG)

 2  2  2

Price: \$861,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments

Independent block with no shared land, however the 2 bedroom, 2 bathroom accommodation could be viewed as slightly inferior.

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

1/1 Dundee Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$1,168,000

House X

Suburb Chadstone

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
1/3 Evans St CHADSTONE 3148	\$960,000	15/07/2017
2/12 Cole Cr CHADSTONE 3148	\$886,000	04/06/2017
2/23 Bolwarra St CHADSTONE 3148	\$861,000	25/03/2017