

### Property offered for sale

Address: 9 Illawarra Close Chadstone

### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$1,350,000

### Median sale price

Median price: \$1,145,000 House Suburb: Chadstone  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 46 Electra Av ASHWOOD

4 2 2

Boasting its own street frontage, exceptional quality throughout and a charming outdoor space, this brand new 4 bedroom, 2

**Sold by Auction \$1,290,000**  
**Date Sold 01/09/2018**



#### 1/6 Rebecca Rd MALVERN EAST

4 2 2

Simply move in and enjoy this immaculate, low-maintenance family home boasting every modern comfort. Featuring generous,

**Sold by Auction \$1,255,000**  
**Date Sold 23/08/2018**



#### 12 Ventnor St CHADSTONE

4 2 2

A luxurious statement of low-maintenance ease, this dynamic dual-level residence achieves stunning success in a private

**Sold by Private Sale \$1,435,000**  
**Date Sold 21/08/2018**  
**Land 535 SqM**