



3 -

Rooms:
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median Unit Price

Year ending March 2017: \$828,100

Comparable Properties



4/6 Kelly St CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$755,000

Method: Private Sale

Date: 10/04/2017

Rooms: 4

Property Type: Unit

Land Size: 235 sqm



1/35 Timmings St CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$750,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 375 sqm



2/65 Carlisle Cr HUGHESDALE 3166 (REI)

Agent Comments

3 1 1

Price: \$720,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: Unit

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

3/1 Rae Street, Chadstone Vic 3148

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$828,100

Unit

X

Suburb

Chadstone

Period - From

01/04/2016

to

31/03/2017

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
4/6 Kelly St CHADSTONE 3148	\$755,000	10/04/2017
1/35 Timmings St CHADSTONE 3148	\$750,000	06/05/2017
2/65 Carlisle Cr HUGHESDALE 3166	\$720,000	08/04/2017