



 5  2  2

Rooms:
Property Type: House
Land Size: 627 sqm
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending March 2017: \$1,023,500

Comparable Properties



4 Jacana Ct CHADSTONE 3148 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)



7 Hilbert Ct OAKLEIGH 3166 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,145,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 538 sqm



9 Walton Heath Cr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,145,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 659 sqm

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 16 Jacana Court, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,023,500 House 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 Jacana Ct CHADSTONE 3148	\$1,260,000	25/02/2017
7 Hilbert Ct OAKLEIGH 3166	\$1,145,000	22/04/2017
9 Walton Heath Cr MOUNT WAVERLEY 3149	\$1,145,000	25/02/2017