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	2/77 WAVERLEY ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	Unit	Suburb	Chadstone
Period-from	01 Apr 2022	to	31 Mar 2023	Source	Corelogic

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 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
3/50 WAVERLEY ROAD CHADSTONE VIC 3148	$910,000	08-Mar-23
11 GATEWAY CLOSE CHADSTONE VIC 3148	$930,000	15-Apr-23
2/12 COLE CRESCENT CHADSTONE VIC 3148	$871,000	04-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2023

Nicholas Brennan
P 98866900
M 0418349243
E nicholas.brennan@belleproperty.com



3/50 WAVERLEY ROAD CHADSTONE VIC 3148

3 2 1

Sold Price **$910,000** Sold Date **08-Mar-23**

Distance **0.12km**



11 GATEWAY CLOSE CHADSTONE VIC 3148

3 2 1

Sold Price RS **$930,000** Sold Date **15-Apr-23**

Distance **0.96km**



2/12 COLE CRESCENT CHADSTONE VIC 3148

3 2 2

Sold Price **$871,000** Sold Date **04-Feb-23**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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