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	3/7 Newton Street 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$844,750	Property type	Unit	Suburb	Chadstone
Period-from	01 Jan 2020	to	31 Dec 2020	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
3/35 Burton Street Chadstone VIC 3148	$818,000	25-Jul-20
3/5 Rae Street Chadstone VIC 3148	$800,000	08-Sep-20
2/1 Bletchley Road Hughesdale VIC 3166	$760,000	12-Dec-20

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: 19 January 2021

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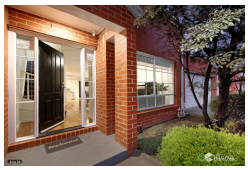
3/35 Burton Street Chadstone VIC 3148

3 2 1

Sold Price **$818,000** Sold Date **25-Jul-20**

Distance **1.87km**



3/5 Rae Street Chadstone VIC 3148

3 2 2

Sold Price **$800,000** Sold Date **08-Sep-20**

Distance **0.18km**



2/1 Bletchley Road Hughesdale VIC 3166

3 2 2

Sold Price RS **$760,000** Sold Date **12-Dec-20**

Distance **1.21km**

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

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