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	19 Gateway Close 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	$755,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$818,000	Property type	Unit	Suburb	Chadstone
Period-from	01 Apr 2020	to	31 Mar 2021	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
2/25 Atkinson Street Chadstone VIC 3148	$790,000	10-Apr-21
8 Elmtree Terrace Chadstone VIC 3148	$757,000	12-Dec-20
1/21-23 Cabena Crescent Chadstone VIC 3148	$797,000	29-Oct-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.~~

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2/25 Atkinson Street Chadstone VIC 3148

3 2 2

Sold Price RS **$790,000** Sold Date **10-Apr-21**

Distance **1.14km**



8 Elmtree Terrace Chadstone VIC 3148

2 2 1

Sold Price **$757,000** Sold Date **12-Dec-20**

Distance **0.18km**



1/21-23 Cabena Crescent Chadstone VIC 3148

3 2 1

Sold Price **$797,000** Sold Date **29-Oct-20**

Distance **1.41km**

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

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