Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2 Mawarra Cresent 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	$885,000	or range between		&	

Median sale price

(*Delete house or unit as applicable)

Median price	$1,140,000	*House	X	*Unit		Suburb	Chadstone
Period - From	01/06/18	to	01/09/18			Source	REIV

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 six 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
5 Aloomba Street Chadstone VIC 3148	$1,150,000	28/04/18
15 Coolac Street Chadstone VIC 3148	$1,040,000	01/05/18
112 Waverley Road Chadstone VIC 3148	$1,075,000	07/05/18