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	7 Huntingdale Road, Chadstone Vic 3148

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $990,000 Property Type House Suburb Chadstone

Period - From 01/01/2020 to 31/12/2020 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
1	80 Power Av CHADSTONE 3148	$970,000	05/12/2020
2	13 Adrian St CHADSTONE 3148	$940,000	06/12/2020
3	28 Mulgrave St ASHWOOD 3147	$889,000	07/11/2020

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 six months.~~

This Statement of Information was prepared on: 25/02/2021 17:20

RT Edgar



2 1 5+

Rooms: 4
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $900,000
Median House Price
Year ending December 2020: $990,000

Comparable Properties



80 Power Av CHADSTONE 3148 (REI)

2 1 1

Price: $970,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments



13 Adrian St CHADSTONE 3148 (VG)

3 - -

Price: $940,000
Method: Sale
Date: 06/12/2020
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



28 Mulgrave St ASHWOOD 3147 (REI/VG)

3 2 1

Price: $889,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 417 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.