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	1/10 Kelly Street, Chadstone Vic 3148

Indicative selling price

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

Range between $980,000 & $1,020,000

Median sale price

Median price $1,090,000 Property Type Townhouse Suburb Chadstone

Period - From 05/07/2023 to 04/07/2024 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	2/18 Moorong St CHADSTONE 3148	$1,060,000	27/06/2024
2	3/35 Burton St CHADSTONE 3148	$975,000	29/06/2024
3	1/4 Kalymna Gr CHADSTONE 3148	$950,000	08/06/2024

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: 05/07/2024 13:05

1/10 Kelly Street, Chadstone Vic 3148



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$980,000 - $1,020,000
Median Townhouse Price
05/07/2023 - 04/07/2024: $1,090,000

Comparable Properties



2/18 Moorong St CHADSTONE 3148 (REI)

3 2 2

Price: $1,060,000
Method: Sold Before Auction
Date: 27/06/2024
Property Type: Townhouse (Res)

Agent Comments



3/35 Burton St CHADSTONE 3148 (REI)

3 2 1

Price: $975,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Townhouse (Res)

Agent Comments



1/4 Kalymna Gr CHADSTONE 3148 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 08/06/2024
Property Type: Townhouse (Res)
Land Size: 215 sqm approx

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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