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 Rosemary Street, Chadstone Vic 3148

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,280,000 Property Type House Suburb Chadstone

Period - From 27/08/2023 to 26/08/2024 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	27 Vision St CHADSTONE 3148	$1,001,000	13/07/2024
2	4 Stirling Av MALVERN EAST 3145	$1,021,000	25/05/2024
3			

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: 27/08/2024 12:44

3 Rosemary Street, Chadstone Vic 3148

Nelson Alexander



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
27/08/2023 - 26/08/2024: $1,280,000

Comparable Properties

27 Vision St CHADSTONE 3148 (VG)

2 - -

Agent Comments

Price: $1,001,000
Method: Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 711 sqm approx



4 Stirling Av MALVERN EAST 3145 (REI)

3 2 2

Agent Comments

Price: $1,021,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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