# 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<br>Including suburb and postcode | 11/13 Churchill Avenue, Chadstone, VIC 3148 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $460,000 | & | $506,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ | Property type | Other | Suburb | CHADSTONE |
| Period - From | 05/08/2023 | to | 04/08/2024 | Source | core_logic |

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 117/436-442 Huntingdale Road Mount Waverley Vic 3149 | $460,000 | 2024-02-05 |
| 2 | 109/32 Adrian Street Chadstone Vic 3148 | $505,000 | 2024-02-27 |
| 3 | 324/70 Batesford Road Chadstone Vic 3148 | $470,500 | 2024-04-17 |

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 05/08/2024

CONSUMER AFFAIRS VICTORIA