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	1/9 Bega Street, Chadstone Vic 3148

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

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

Period - From 02/08/2023 to 01/08/2024 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	3/5 Mudgee Ct CHADSTONE 3148	$1,161,000	20/07/2024
2	2/41 Margot St CHADSTONE 3148	$940,000	06/07/2024
3	1/7 Bullarto St CHADSTONE 3148	$1,080,000	16/03/2024

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: 02/08/2024 18:19

1/9 Bega Street, Chadstone Vic 3148

shelter. Real Estate
Cameron Edgoose
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0438 064 212
cameron@shelterrealestate.com.au



4 2 2

Rooms: 7
Property Type: Townhouse
Land Size: 596 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
02/08/2023 - 01/08/2024: $1,090,000

Agent Comments

In a quiet central family pocket, this beautifully designed custom-built townhouse on its own Title offers generous four-bedroom accommodation perfect for growing families and executives alike.

Comparable Properties



3/5 Mudgee Ct CHADSTONE 3148 (REI)

4 3 2

Price: $1,161,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)

Agent Comments



2/41 Margot St CHADSTONE 3148 (REI)

3 2 2

Price: $940,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Townhouse (Res)

Agent Comments



1/7 Bullarto St CHADSTONE 3148 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Single)

Agent Comments

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