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 Waverley Road, 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 $1,450,000 Property Type House Suburb Chadstone

Period - From 01/04/2024 to 30/06/2024 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	17 Euroka St CHADSTONE 3148	$1,055,000	17/09/2024
2	564 Huntingdale Rd MOUNT WAVERLEY 3149	$1,102,800	10/09/2024
3	3 Rosemary St CHADSTONE 3148	$1,070,000	04/09/2024

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: 24/09/2024 11:39

7 Waverley Road, Chadstone Vic 3148



3 1 1

Rooms: 6
Property Type: House
Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,450,000

Comparable Properties



17 Euroka St CHADSTONE 3148 (REI)

2 1 2

Price: $1,055,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



564 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,102,800
Method: Private Sale
Date: 10/09/2024
Property Type: House
Land Size: 691 sqm approx

Agent Comments



3 Rosemary St CHADSTONE 3148 (REI)

3 1 2

Price: $1,070,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: House (Res)

Agent Comments

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

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