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	5/13 Churchill Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between $460,000 & $495,000

Median sale price

Median price $842,500 Property Type Unit Suburb Chadstone

Period - From 01/01/2023 to 31/03/2023 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	5/1 Heath Av OAKLEIGH 3166	$500,000	25/05/2023
2	5/167 Atherton Rd OAKLEIGH 3166	$486,000	05/04/2023
3	510/19-21 Hanover St OAKLEIGH 3166	$470,000	05/06/2023

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: 10/07/2023 11:49

5/13 Churchill Avenue, Chadstone Vic 3148

shelter.
Real Estate
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2 1 1

Rooms: 4
Property Type: Apartment

Indicative Selling Price
$460,000 - $495,000
Median Unit Price
March quarter 2023: $842,500

Agent Comments

Welcome to this immaculately presented two-bedroom first floor apartment in sought-after Chadstone, offering a world of convenience and a stylish entry into modern living.

Comparable Properties



5/1 Heath Av OAKLEIGH 3166 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 25/05/2023
Property Type: Apartment

Agent Comments



5/167 Atherton Rd OAKLEIGH 3166 (REI/VG)

2 1 1

Price: $486,000
Method: Private Sale
Date: 05/04/2023
Property Type: Apartment

Agent Comments



510/19-21 Hanover St OAKLEIGH 3166 (REI)

2 2 1

Price: $470,000
Method: Private Sale
Date: 05/06/2023
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE
propertydata.com.au

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