

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

2/17 HILLCREST AVENUE CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

16 ATTUNGA STREET CHADSTONE VIC 3148	\$1,155,000	05-Mar-22
1/22 MCLAREN STREET MOUNT WAVERLEY VIC 3149	\$1,295,000	05-Mar-22
1/22 DONALD STREET MOUNT WAVERLEY VIC 3149	\$1,365,000	12-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 16 May 2022

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16 ATTUNGA STREET CHADSTONE VIC 3148

3 2 1

Sold Price **\$1,155,000** Sold Date **05-Mar-22**

Distance **0.87km**


1/22 MCLAREN STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **\$1,295,000** Sold Date **05-Mar-22**

Distance **1.09km**


1/22 DONALD STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **\$1,365,000** Sold Date **12-Mar-22**

Distance **1.14km**


2/1 RAE STREET CHADSTONE VIC 3148

3 2 2

Sold Price ^{RS} **\$1,060,000** Sold Date **14-May-22**

Distance **1.14km**


1/14 EUROKA STREET CHADSTONE VIC 3148

3 2 1

Sold Price ^{RS} **\$1,105,000** Sold Date **09-Apr-22**

Distance **1.18km**


1/17 CARRAMAR STREET CHADSTONE VIC 3148

3 2 1

Sold Price **\$1,000,000** Sold Date **01-Mar-22**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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3/12 ADRIENNE CRESCENT MOUNT Sold Price ^{RS} **\$1,180,000** Sold Date **09-Apr-22**
WAVERLEY VIC 3149

 3  2  1

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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