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	3/11 Churchill 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	$825,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$844,750	Property type	Unit	Suburb	Chadstone
Period-from	01 Feb 2020	to	31 Jan 2021	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
22/32 Adrian Street Chadstone VIC 3148	$855,000	09-Dec-20
3/32 Adrian Street Chadstone VIC 3148	$878,000	01-Dec-20
2/93 Huntingdale Road Chadstone VIC 3148	$887,500	26-Nov-20

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: 06 February 2021

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22/32 Adrian Street Chadstone VIC 3148

4 2 2

Sold Price **$855,000** Sold Date **09-Dec-20**

Distance **0.08km**



3/32 Adrian Street Chadstone VIC 3148

2 2 2

Sold Price **$878,000** Sold Date **01-Dec-20**

Distance **0.08km**



2/93 Huntingdale Road Chadstone VIC 3148

3 3 2

Sold Price **$887,500** Sold Date **26-Nov-20**

Distance **0.19km**



2/5 Stapley Crescent Chadstone VIC 3148

3 2 2

Sold Price **$902,000** Sold Date **09-Nov-20**

Distance **1.03km**

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

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