

# 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

2/10 Thurloo Street, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,180,000

### Median sale price

Median price \$841,500 Property Type Unit Suburb Chadstone

Period - From 01/07/2019 to 30/09/2019 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	1a Nioka St CHADSTONE 3148	\$1,195,000	16/11/2019
2	166b Power Av CHADSTONE 3148	\$1,190,000	26/10/2019
3	1/8 Cudgee Ct ASHWOOD 3147	\$1,145,000	09/11/2019

**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:

18/11/2019 16:29



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1a Nioka St CHADSTONE 3148 (REI)**

Agent Comments



**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Townhouse (Res)



**166b Power Av CHADSTONE 3148 (REI)**

Agent Comments



**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 26/10/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)



**1/8 Cudgee Ct ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 6

**Property Type:** House (Res)