

Micahel Sheikh 03 8547 0888 0477 731 580

Statement of Information

michaelsheikh@mcgrath.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

Address	33 Binalong Avenue, Chadstone Vic 3148
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,12	20,000	&	\$1,220,000
----------------------	--------	---	-------------

Median sale price

Median price	\$1,140,000	Hou	ıse X	Unit		Suburb	Chadstone
Period - From	01/07/2017	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	45 Oakpark Dr CHADSTONE 3148	\$1,180,000	25/06/2018
2	5 Aloomba St CHADSTONE 3148	\$1,150,000	28/04/2018
3	291 Huntingdale Rd CHADSTONE 3148	\$1,132,000	11/08/2018

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.

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





Generated: 29/08/2018 17:11

McGrat

03 8547 0888 0477 731 580 michaelsheikh@mcgrath.com.au

Indicative Selling Price \$1,120,000 - \$1,220,000 **Median House Price** Year ending June 2018: \$1,140,000



Rooms: Property Type: House (Res)

Land Size: 637 sqm approx

Agent Comments

Comparable Properties



45 Oakpark Dr CHADSTONE 3148 (REI)

-3

Price: \$1,180,000 Method: Private Sale Date: 25/06/2018

Rooms: 4

Property Type: House Land Size: 638 sqm approx

Agent Comments



5 Aloomba St CHADSTONE 3148 (REI/VG)

-3



Price: \$1,150,000 Method: Auction Sale Date: 28/04/2018

Rooms: 5

Property Type: House (Res) Land Size: 678 sqm approx **Agent Comments**

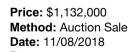








Agent Comments Land Size 678m2



Rooms: -

Property Type: House (Res) Land Size: 222 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





Generated: 29/08/2018 17:11