

## 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 33 Binalong Avenue, 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 \$1,120,000 & \$1,220,000

#### Median sale price

Median price \$1,140,000 House  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.

	Address 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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 637 sqm approx

Agent Comments

## Comparable Properties



**45 Oakpark Dr CHADSTONE 3148 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 25/06/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 638 sqm approx



**5 Aloomba St CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 678 sqm approx



**291 Huntingdale Rd CHADSTONE 3148 (REI)**

Agent Comments



Land Size 678m2

**Price:** \$1,132,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 222 sqm approx