

# 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

25 Kalyrna Grove, 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 \$800,000 & \$880,000

### Median sale price

Median price \$908,000 Property Type House Suburb Chadstone

Period - From 01/10/2018 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	12 Tuhan St CHADSTONE 3148	\$871,000	13/07/2019
2	15 Woonah St CHADSTONE 3148	\$870,000	31/07/2019
3	116 Power Av CHADSTONE 3148	\$831,000	29/05/2019

**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:

12/11/2019 13:33



**Property Type:** House  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending September 2019: \$908,000

## Comparable Properties



**12 Tuhan St CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$871,000  
**Method:** Private Sale  
**Date:** 13/07/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 589 sqm approx



**15 Woonah St CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 590 sqm approx



**116 Power Av CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$831,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 592 sqm approx