



 3  1  1

**Rooms:**  
**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$760,000 - \$790,000

**Median Unit Price**

Year ending March 2017: \$828,100

## Comparable Properties



**2/34 Briggs St MOUNT WAVERLEY 3149 (VG)** Agent Comments

 3  -  -

**Price:** \$800,000

**Method:** Sale

**Date:** 04/05/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**3/10 Rae St CHADSTONE 3148 (VG)** Agent Comments

 -  -  -

**Price:** \$785,500

**Method:** Sale

**Date:** 23/01/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**3/49 Cleveland Rd ASHWOOD 3147 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

## 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 38 Jacana 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 \$760,000 & \$790,000

#### Median sale price

Median price \$828,100 Unit X Suburb Chadstone

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

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
2/34 Briggs St MOUNT WAVERLEY 3149	\$800,000	04/05/2017
3/10 Rae St CHADSTONE 3148	\$785,500	23/01/2017
3/49 Cleveland Rd ASHWOOD 3147	\$770,000	18/02/2017