

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 Gateway Close, Chadstone Vic 3148

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Chadstone

Period - From 01/04/2024 to 30/06/2024 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	2/49 Margot St CHADSTONE 3148	\$870,000	24/07/2024
2	2/9 Timmings St CHADSTONE 3148	\$810,000	22/06/2024
3	1/4 Euroka St CHADSTONE 3148	\$815,000	22/05/2024

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:

20/08/2024 15:12



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Property Type: Strata Unit/Flat

Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2024: \$950,000

Comparable Properties



2/49 Margot St CHADSTONE 3148 (REI)

Agent Comments

3 2 2

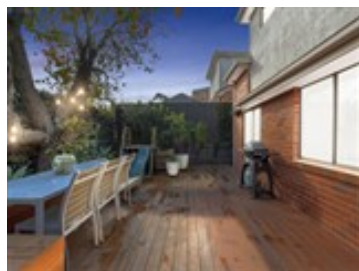
Price: \$870,000

Method: Sold Before Auction

Date: 24/07/2024

Property Type: Townhouse (Res)

Land Size: 710 sqm approx



2/9 Timmings St CHADSTONE 3148 (REI)

Agent Comments

3 2 1

Price: \$810,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Townhouse (Res)



1/4 Euroka St CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 1

Price: \$815,000

Method: Private Sale

Date: 22/05/2024

Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222