

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

21 Aikman Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

Median sale price

Median price \$1,303,500 Property Type House Suburb Chadstone

Period - From 01/07/2023 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	70 Railway Pde CHADSTONE 3148	\$1,475,000	29/06/2024
2	15 Oakleigh St OAKLEIGH EAST 3166	\$1,400,000	15/06/2024
3	13 Therese Av MOUNT WAVERLEY 3149	\$1,425,000	08/06/2024

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:

18/09/2024 09:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,490,000
Median House Price
Year ending June 2024: \$1,303,500

Comparable Properties



70 Railway Pde CHADSTONE 3148 (REI/VG) Agent Comments



Price: \$1,475,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House
Land Size: 725 sqm approx



15 Oakleigh St OAKLEIGH EAST 3166 (REI) Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 917 sqm approx



13 Therese Av MOUNT WAVERLEY 3149 (VG) Agent Comments



Price: \$1,425,000
Method: Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 804 sqm approx

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