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	61 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between $560,000 & $615,000

Median sale price

Median price $561,108 Property Type Unit Suburb Chirnside Park

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	5/32 Karingal St CROYDON NORTH 3136	$615,000	18/05/2019
2	3/28 Monomeith St MOOROOLBARK 3138	$585,000	18/09/2019
3	56 Amadeo Way CHIRNSIDE PARK 3116	$582,000	28/06/2019

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: 01/10/2019 16:54

61 Amadeo Way, Chirnside Park Vic 3116

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3 2 1

Property Type: Land

Agent Comments

Indicative Selling Price
$560,000 - $615,000
Median Unit Price
01/10/2018 - 30/09/2019: $561,108

Comparable Properties



5/32 Karingal St CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $615,000
Method: Private Sale
Date: 18/05/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Agent Comments



3/28 Monomeith St MOOROOLBARK 3138 (REI)

3 2 2

Price: $585,000
Method: Private Sale
Date: 18/09/2019
Rooms: 4
Property Type: Unit
Land Size: 242 sqm approx

Agent Comments



56 Amadeo Way CHIRNSIDE PARK 3116 (REI/VG)

3 2 1

Price: $582,000
Method: Private Sale
Date: 28/06/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 174 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.