#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

76 Amadeo Way, Chirnside Park Vic 3116

#### Indicative selling price

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

#### Median sale price

Median price	\$640,000	Pro	perty Type U	nit		Suburb	Chirnside Park
Period - From	22/06/2020	to	21/06/2021	So	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	70 Amadeo Way CHIRNSIDE PARK 3116	\$600,000	13/05/2021
2	7 Bardaster Blvd CHIRNSIDE PARK 3116	\$640,000	12/01/2021
3	26 Amadeo Way CHIRNSIDE PARK 3116	\$620,000	28/12/2020

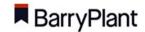
#### OR

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:	22/06/2021 11:34



Date of sale







**Agent Comments** 

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 22/06/2020 - 21/06/2021: \$640,000

## Comparable Properties

70 Amadeo Way CHIRNSIDE PARK 3116 (VG)

Price: \$600,000 Method: Sale Date: 13/05/2021

**-**3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

7 Bardaster Blvd CHIRNSIDE PARK 3116 (VG) Agent Comments

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Price: \$640,000 Method: Sale Date: 12/01/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

26 Amadeo Way CHIRNSIDE PARK 3116 (VG)

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Price: \$620,000 Method: Sale Date: 28/12/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



