

# 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

76 Amadeo Way, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Chirnside Park

Period - From

22/06/2020

to

21/06/2021

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 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



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



**Price:** \$600,000  
**Method:** Sale  
**Date:** 13/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**7 Bardaster Blvd CHIRNSIDE PARK 3116 (VG)** Agent Comments



**Price:** \$640,000  
**Method:** Sale  
**Date:** 12/01/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**26 Amadeo Way CHIRNSIDE PARK 3116 (VG)** Agent Comments



**Price:** \$620,000  
**Method:** Sale  
**Date:** 28/12/2020  
**Property Type:** Flat/Unit/Apartment (Res)