

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

74 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$660,000

&

\$710,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2023

to

30/06/2023

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	66 Outlook Dr CHIRNSIDE PARK 3116	\$707,000	30/06/2023
2	16 Thompson Cr CHIRNSIDE PARK 3116	\$691,000	26/08/2023
3	17 Bardaster Blvd CHIRNSIDE PARK 3116	\$688,000	08/05/2023

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:

21/09/2023 10:44



Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median House Price

June quarter 2023: \$990,000

Comparable Properties



66 Outlook Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$707,000

Method: Private Sale

Date: 30/06/2023

Property Type: House

Land Size: 178 sqm approx



16 Thompson Cr CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$691,000

Method: Private Sale

Date: 26/08/2023

Property Type: House

Land Size: 162 sqm approx



17 Bardaster Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$688,000

Method: Private Sale

Date: 08/05/2023

Property Type: Townhouse (Single)

Land Size: 223 sqm approx

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