

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

24 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$892,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2024

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	14 Buxton St CHIRNSIDE PARK 3116	\$710,000	17/04/2024
2	68 Amadeo Way CHIRNSIDE PARK 3116	\$715,000	14/04/2024
3	13 Camden Dr CHIRNSIDE PARK 3116	\$717,000	12/04/2024

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:

25/07/2024 09:20



4 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



14 Buxton St CHIRNSIDE PARK 3116 (REI) **Agent Comments**

3 2 2

Price: \$710,000
Method: Private Sale
Date: 17/04/2024
Property Type: Townhouse (Single)
Land Size: 162 sqm approx

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

3 - -

Price: \$715,000
Method: Sale
Date: 14/04/2024
Property Type: Flat/Unit/Apartment (Res)



13 Camden Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

3 2 2

Price: \$717,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)
Land Size: 194 sqm approx

Account - Barry Plant | P: 03 9735 3300



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