

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

17 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$700,000

or range between \$

&

\$

Median sale price

Median price

\$665,000

Property type

Townhouse

Suburb

Chirnside Park

Period - From

19/10/2020

to

18/10/2021

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) 5 Belsay Cha CHIRNSIDE PARK 3116	\$749,950	26/08/2021
2) 30 Amadeo Way CHIRNSIDE PARK 3116	\$680,000	16/08/2021
3) 76 Amadeo Way CHIRNSIDE PARK 3116	\$680,000	29/06/2021

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: 21/01/2022