

## 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

45 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 \$550,000 & \$600,000

#### Median sale price

Median price \$749,950 House X Unit Suburb Chirnside Park

Period - From 01/10/2017 to 30/09/2018 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	251a Manchester Rd MOOROOLBARK 3138	\$600,000	02/09/2018
2	46 Huntingdale Dr CHIRNSIDE PARK 3116	\$565,000	16/10/2018
3	3/1 Elaine Ct MOOROOLBARK 3138	\$562,500	20/08/2018

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.



 3  - 

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

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

Year ending September 2018: \$749,950

## Comparable Properties



**251a Manchester Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 02/09/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 435 sqm approx



**46 Huntingdale Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 3  1  -

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 16/10/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 870 sqm approx



**3/1 Elaine Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$562,500  
**Method:** Private Sale  
**Date:** 20/08/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 262 sqm approx