

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

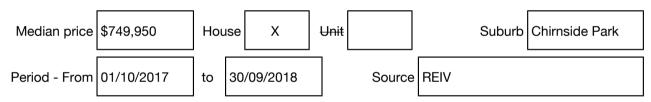
45 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

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

 Range between
 \$550,000
 &
 \$600,000

Median sale price



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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

Generated: 27/11/2018 10:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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)



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

Agent Comments

Agent Comments



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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

The information contained herein is to be

Generated: 27/11/2018 10:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.