## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 36 Amaroo Street, Chadstone Vic 3148

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,133,000	Pro	operty Type	Hou	se		Suburb	Chadstone
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/14 Capon St MALVERN EAST 3145	\$1,375,000	25/09/2020
2	1/16 Lavidge Rd ASHWOOD 3147	\$1,333,000	13/07/2020
3	1/2 Swanson Cr CHADSTONE 3148	\$1,300,000	04/08/2020

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:

16/11/2020 13:53

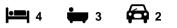


36 Amaroo Street, Chadstone Vic 3148



Tony Doh

STREET AMAROO S © MapTiler © OpenStreetMap contributors



Property Type: House (Previously Occupied - Detached) Land Size: 441 sqm approx Agent Comments

9818 1888 0419 316 676 tdoh@hockingstuart.com.au **Indicative Selling Price** 

\$1,250,000 - \$1,350,000 **Median House Price** Year ending September 2020: \$1,133,000

# **Comparable Properties**



2/14 Capon St MALVERN EAST 3145 (REI)



Price: \$1,375,000 Method: Private Sale Date: 25/09/2020 Property Type: Townhouse (Single)



1/16 Lavidge Rd ASHWOOD 3147 (REI/VG)

**6** 2

Agent Comments

Agent Comments



Price: \$1,333,000 Method: Private Sale Date: 13/07/2020 Property Type: Townhouse (Res)



1/2 Swanson Cr CHADSTONE 3148 (VG)



Agent Comments

Price: \$1,300,000 Method: Sale Date: 04/08/2020 Property Type: House (Res) Land Size: 375 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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.