

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

36 Amaroo Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,133,000

Property Type House

Suburb Chadstone

Period - From 01/10/2019

to 30/09/2020

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	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

Tony Doh
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2020: \$1,133,000



4 3 2

Property Type: House (Previously Occupied - Detached)

Land Size: 441 sqm approx

Agent Comments

Comparable Properties



2/14 Capon St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,375,000

Method: Private Sale

Date: 25/09/2020

Property Type: Townhouse (Single)



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

Agent Comments

4 3 2

Price: \$1,333,000

Method: Private Sale

Date: 13/07/2020

Property Type: Townhouse (Res)



1/2 Swanson Cr CHADSTONE 3148 (VG)

Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 04/08/2020

Property Type: House (Res)

Land Size: 375 sqm approx