

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

1/48 AMAROO STREET CHADSTONE VIC 3148

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/19 HILLCREST AVENUE CHADSTONE VIC 3148	\$828,000	09-Mar-24
1/201 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$790,000	19-Feb-24

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 6 months.

This Statement of Information was prepared on: 19 March 2024



**1/19 HILLCREST AVENUE
CHADSTONE VIC 3148**

3 1 1

Sold Price

^{RS}

\$828,000

Sold Date

09-Mar-24

Distance

1.1km



**1/201 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

3 1 1

Sold Price

^{RS}

\$790,000

Sold Date

19-Feb-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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