

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

5 Amaroo Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,210,500

Property Type House

Suburb Chadstone

Period - From 01/07/2020

to 30/06/2021

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.

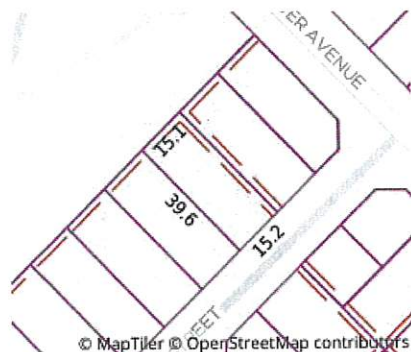
Address of comparable property		Price	Date of sale
1	7 Warrina St CHADSTONE 3148	\$1,050,000	18/05/2021
2	9 Warrina St CHADSTONE 3148	\$1,050,000	18/05/2021
3			

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:

07/10/2021 14:08



 3  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2021: \$1,210,500

Comparable Properties

7 Warrina St CHADSTONE 3148 (VG)

Agent Comments

 3  - 

Price: \$1,050,000

Method: Sale

Date: 18/05/2021

Property Type: House (Res)

Land Size: 595 sqm approx



9 Warrina St CHADSTONE 3148 (VG)

Agent Comments

 3  - 

Price: \$1,050,000

Method: Sale

Date: 18/05/2021

Property Type: House (Res)

Land Size: 604 sqm approx

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 9803 0400 | F: 03 9803 0814