

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

26 Amadeo Way, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Chirnside Park

Period - From 1/07/2020

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	66 Amadeo Way CHIRNSIDE PARK 3116	\$618,889	06/07/2020
2	64 Amadeo Way CHIRNSIDE PARK 3116	\$615,000	19/11/2020
3	18 Amadeo Way CHIRNSIDE PARK 3116	\$615,000	02/11/2020

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:

08/12/2020 11:47