

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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2023

to

31 Jan 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

2/48 AMAROO STREET CHADSTONE VIC 3148	\$899,500	07-Feb-24
1/113 WAVERLEY ROAD CHADSTONE VIC 3148	\$829,000	21-Oct-23

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: 20 February 2024



**2/48 AMAROO STREET
CHADSTONE VIC 3148**

3 2 1

Sold Price ^{RS} **\$899,500** ^{UN} Sold Date **07-Feb-24**

Distance **0.02km**



**1/113 WAVERLEY ROAD
CHADSTONE VIC 3148**

3 1 2

Sold Price **\$829,000** Sold Date **21-Oct-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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