

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 2/48 Amaroo Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$799,000 & \$875,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Chadstone

Period - From 23/01/2023 to 22/01/2024 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	3/30 Westbrook St CHADSTONE 3148	\$865,000	06/09/2023
2	10/32 Adrian St CHADSTONE 3148	\$850,000	12/08/2023
3	2/29 Vision St CHADSTONE 3148	\$800,000	06/09/2023

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: 23/01/2024 11:37



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$799,000 - \$875,000
Median Townhouse Price
23/01/2023 - 22/01/2024: \$1,100,000

Comparable Properties



3/30 Westbrook St CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$865,000
Method: Private Sale
Date: 06/09/2023
Property Type: Townhouse (Single)



10/32 Adrian St CHADSTONE 3148 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Townhouse (Res)

2/29 Vision St CHADSTONE 3148 (VG)

Agent Comments

3 - -

Price: \$800,000
Method: Sale
Date: 06/09/2023
Property Type: Flat/Unit/Apartment (Res)

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