

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

8 Gooyong Avenue 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,500

Property type

House

Suburb

Chadstone

Period-from

01 Nov 2019

to

31 Oct 2020

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

59 Amaroo Street Chadstone VIC 3148	\$950,000	20-Jun-20
15 Yarrinup Avenue Chadstone VIC 3148	\$960,000	05-Jun-20

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: 28 November 2020



59 Amaroo Street Chadstone VIC 3148

 3  1  2

Sold Price

\$950,000

Sold Date **20-Jun-20**

Distance **0.69km**



15 Yarrinup Avenue Chadstone VIC 3148

 3  1  1

Sold Price

\$960,000

Sold Date **05-Jun-20**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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