

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 28 Edward Road, Chirnside Park, VIC 3116

Indicative selling price

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

Single Price \$1,450,000

Median sale price

Median price \$965,000 Property Type House Suburb Chirnside Park (3116)

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
16 HUNTLY AVENUE, MOOROOLBARK VIC 3138	\$1,498,000	05/02/2022
154 BOTANICA DRIVE, CHIRNSIDE PARK VIC 3116	\$1,415,000	19/03/2022
74 LOCKSLEY ROAD, CHIRNSIDE PARK VIC 3116	\$1,482,500	17/03/2022

This Statement of Information was prepared on: 13/06/2022