Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	6 Sheppards Lane, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$790,000
-------------------------	---	-----------

Median sale price

Median price	\$965,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/01/2022	to	31/03/2022		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

1	27 David Dr MOOROOLBARK 3138	\$780,000	21/03/2022
2	3 Daymar Dr MOOROOLBARK 3138	\$775,000	10/03/2022
3	48 Kidgell St LILYDALE 3140	\$772,500	18/01/2022

OR

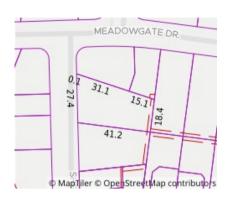
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2022 12:35



Date of sale











Property Type: House (Previously

Occupied - Detached) Land Size: 976 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** March quarter 2022: \$965,000

Comparable Properties

27 David Dr MOOROOLBARK 3138 (VG)

-- 3





Agent Comments

Price: \$780,000 Method: Sale Date: 21/03/2022

Property Type: House (Res) Land Size: 863 sqm approx



3 Daymar Dr MOOROOLBARK 3138 (REI/VG)





Agent Comments

Price: \$775,000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 862 sqm approx



48 Kidgell St LILYDALE 3140 (REI/VG)

--3





Price: \$772.500 Method: Private Sale Date: 18/01/2022 Property Type: House Land Size: 518 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



