

# 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

6 Sheppards Lane, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$965,000 Property 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	Price	Date of sale
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



**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)

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)

Agent Comments



**Price:** \$772,500  
**Method:** Private Sale  
**Date:** 18/01/2022  
**Property Type:** House  
**Land Size:** 518 sqm approx

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