

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
4 Paula Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$685,000

&

\$750,000

Median sale price

Median price \$713,225

House

X

Unit

Suburb

Chirnside Park

Period - From 10/09/2018

to

09/09/2019

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	29 Delamere Dr CHIRNSIDE PARK 3116	\$770,000	27/08/2019
2	13 Wickham Ct CHIRNSIDE PARK 3116	\$695,000	18/05/2019
3	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 580 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$685,000 - \$750,000

Median House Price

10/09/2018 - 09/09/2019: \$713,225

Comparable Properties



29 Delamere Dr CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 27/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 804 sqm approx



13 Wickham Ct CHIRNSIDE PARK 3116 (VG)

[Agent Comments](#)

 3  -  -

Price: \$695,000

Method: Sale

Date: 18/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 438 sqm approx



7 Yarraridge Dr CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)

 3  2  2

Price: \$690,000

Method: Private Sale

Date: 20/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 440 sqm approx