

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

42A Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$789,950

Median sale price

Median price

\$933,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2021

to

30/09/2021

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	47 Amadeo Way CHIRNSIDE PARK 3116	\$782,750	10/11/2021
2	30 Sherwood Rd CHIRNSIDE PARK 3116	\$735,500	18/11/2021
3	8 Yeoman La CHIRNSIDE PARK 3116	\$720,000	27/09/2021

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:

17/12/2021 10:53



Property Type:
Agent Comments

Indicative Selling Price

\$789,950

Median House Price

September quarter 2021: \$933,500

Comparable Properties



47 Amadeo Way CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$782,750

Method: Private Sale

Date: 10/11/2021

Property Type: Townhouse (Single)



30 Sherwood Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$735,500

Method: Private Sale

Date: 18/11/2021

Property Type: House



8 Yeoman La CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$720,000

Method: Private Sale

Date: 27/09/2021

Property Type: House

Land Size: 195 sqm approx

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