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	42A Chirnside Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Single price \$789,950

Median sale price

Median price \$93	3,500 Pro	operty Type	House		Suburb	Chirnside Park
Period - From 01/0	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

Address of comparable property		1 1100	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

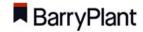
OR

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



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$789,950 **Median House Price** September quarter 2021: \$933,500

Agent Comments

Comparable Properties



47 Amadeo Way CHIRNSIDE PARK 3116 (REI)

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Price: \$782,750

Property Type: Townhouse (Single)

Method: Private Sale Date: 10/11/2021





Price: \$735,500

Method: Private Sale Date: 18/11/2021

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Property Type: House



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

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Price: \$720.000 Method: Private Sale Date: 27/09/2021 Property Type: House

Land Size: 195 sqm approx

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



