

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

18 Blackfriars Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2022

to

31/12/2022

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	26 Huntingdale Dr CHIRNSIDE PARK 3116	\$850,000	17/02/2023
2	71 Switchback Rd CHIRNSIDE PARK 3116	\$850,000	20/10/2022
3	4 South Lnk CHIRNSIDE PARK 3116	\$820,000	03/12/2022

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:

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Sarah Savio
9725 98555
0434 639 996
ssavio@barryplant.com.au



 3  2  2

Rooms: 4
Property Type: House (Res)
Land Size: 867 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
December quarter 2022: \$980,000

Comparable Properties



26 Huntingdale Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 17/02/2023
Property Type: House
Land Size: 869 sqm approx



71 Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000
Method: Sale by Tender
Date: 20/10/2022
Property Type: House
Land Size: 865 sqm approx



4 South Lnk CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 03/12/2022
Property Type: House
Land Size: 1086 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454