

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

3 Campus Gate, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$892,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 30/06/2024 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	21 Churchill Dr MOOROOLBARK 3138	\$745,000	22/07/2024
2	54a Vista Dr CHIRNSIDE PARK 3116	\$750,000	15/05/2024
3	122 Edward Rd CHIRNSIDE PARK 3116	\$748,000	09/04/2024

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:

25/07/2024 13:27



3 1 2

Property Type: House
Land Size: 487 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



21 Churchill Dr MOOROOLBARK 3138 (REI)

Agent Comments

3 1 2

Price: \$745,000
Method: Sold Before Auction
Date: 22/07/2024
Property Type: House
Land Size: 533 sqm approx



54a Vista Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 431 sqm approx



122 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 3

Price: \$748,000
Method: Private Sale
Date: 09/04/2024
Property Type: House (Res)
Land Size: 415 sqm approx

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