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	3 Campus Gate, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

narige between \$090,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$892,500	Pro	perty 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

Add	dress 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 comparableproperties 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





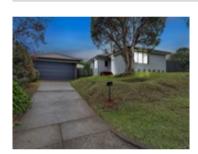




Property Type: House Land Size: 487 sqm approx **Agent Comments**

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

Comparable Properties



21 Churchill Dr MOOROOLBARK 3138 (REI)



Price: \$745,000

Method: Sold Before Auction

Date: 22/07/2024 Property Type: House Land Size: 533 sqm approx **Agent Comments**



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





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



122 Edward Rd CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$748.000 Method: Private Sale Date: 09/04/2024

Property Type: House (Res) Land Size: 415 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300



