

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

30 Edward Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

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	31 Clubpoint Dr CHIRNSIDE PARK 3116	\$1,000,000	10/09/2021
2	23 Goldentree Dr CHIRNSIDE PARK 3116	\$965,000	09/11/2021
3	25 Shadowplay Rd MOOROOLBARK 3138	\$915,000	07/09/2021

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:

11/12/2021 15:37



4 2 2

Property Type: House
Land Size: 898 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$1,000,000
Median House Price
September quarter 2021: \$933,500

Comparable Properties



31 Clubpoint Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

5 3 2

Price: \$1,000,000
Method: Private Sale
Date: 10/09/2021
Property Type: House
Land Size: 866 sqm approx



23 Goldentree Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

4 2 2

Price: \$965,000
Method: Auction Sale
Date: 09/11/2021
Property Type: House (Res)
Land Size: 833 sqm approx



25 Shadowplay Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**

4 2 2

Price: \$915,000
Method: Private Sale
Date: 07/09/2021
Property Type: House
Land Size: 846 sqm approx

Account - Eview Group Frankston