### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Period - From 01/07/2021

Addre Including suburb a postco	and	rd Road, Chirnsid	e Park Vic 311	16	
Indicative selling	price				
For the meaning of the	his price see	consumer.vic.gov.	au/underquoti	ting	
Range between \$9	910,000	&	\$1,000,00	00	
Median sale price	•				
Median price \$93	3,500	Property Type H	ouse	Suburb Chirnside Park	

#### Comparable property sales (\*Delete A or B below as applicable)

to 30/09/2021

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

Source REIV









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)

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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

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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)

4 = 2

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

**Agent Comments** 

#### **Account - Eview Group Frankston**





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