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

41 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$990,000					
Median sale p	rice									
Median price	\$945,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park		
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	63 Switchback Rd CHIRNSIDE PARK 3116	\$982,000	21/12/2021
2	52 St Andrews Dr CHIRNSIDE PARK 3116	\$940,000	11/10/2021
3	6 Chirnside Dr CHIRNSIDE PARK 3116	\$900,000	03/02/2022

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:

23/02/2022 14:14









Property Type: House (Res) **Land Size:** 977 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2021: \$945,000

Comparable Properties



63 Switchback Rd CHIRNSIDE PARK 3116 (VG) Agent Comments



Price: \$982,000 Method: Sale Date: 21/12/2021 Property Type: House (Res) Land Size: 864 sqm approx



52 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Method: Private Sale Date: 11/10/2021 Property Type: House Land Size: 851 sqm approx

Price: \$940,000

6 Chirnside Dr CHIRNSIDE PARK 3116 (REI)



Agent Comments

Price: \$900,000 Method: Private Sale Date: 03/02/2022 Property Type: House Land Size: 879 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



propertydata

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