

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 between \$900,000

&

\$990,000

Median sale price

Median price \$945,000

Property Type House

Suburb Chirnside Park

Period - From 01/10/2021

to 31/12/2021

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	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



 4  3  2

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**

 4  -  -

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**

 4  2  2

Price: \$940,000

Method: Private Sale

Date: 11/10/2021

Property Type: House

Land Size: 851 sqm approx



6 Chirnside Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 4  2  5

Price: \$900,000

Method: Private Sale

Date: 03/02/2022

Property Type: House

Land Size: 879 sqm approx

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