

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

13 Parkview Terrace, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$866,250 Property Type House Suburb Chirnside Park

Period - From 01/10/2020 to 31/12/2020 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	15 Regency Rise CHIRNSIDE PARK 3116	\$965,000	04/12/2020
2	31 Regency Rise CHIRNSIDE PARK 3116	\$950,000	23/11/2020
3	23 Parkview Tce CHIRNSIDE PARK 3116	\$860,000	23/12/2020

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:

15/02/2021 15:48

Brent Peters
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Indicative Selling Price

\$860,000 - \$930,000

Median House Price

December quarter 2020: \$866,250



Property Type: House (Previously Occupied - Detached)

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



15 Regency Rise CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$965,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 634 sqm approx



31 Regency Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 23/11/2020

Property Type: House (Res)

Land Size: 655 sqm approx



23 Parkview Tce CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 627 sqm approx