## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

13 Parkview Terrace, Chirnside Park Vic 3116

#### Indicative selling price

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

### Median sale price

Median price	\$866,250	Pro	perty 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

Add	dress 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 comparableproperties 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 9722 9755 0412 855 810 brent@hoskins.com.au

Indicative Selling Price \$860,000 - \$930,000 Median House Price

December quarter 2020: \$866,250

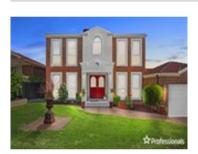




Property Type: House (Previously Occupied - Detached)
Land Size: 510 sqm approx

**Agent Comments** 

# Comparable Properties



15 Regency Rise CHIRNSIDE PARK 3116 (REI) Agent Comments

**4** 4 📥 2 🛱

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)

**=** 4 **=** 2 **=** 

**Price:** \$950,000 **Method:** Private Sale **Date:** 23/11/2020

**Property Type:** House (Res) **Land Size:** 655 sqm approx

**Agent Comments** 



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

Account - Hoskins | P: 98747677, 9722 9755



