

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

2/86 EDWARD ROAD CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Chirnside Park

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

20B WANDANA STREET MOOROOLBARK VIC 3138	\$845,000	30-Jun-23
13A ROYMAR COURT WONGA PARK VIC 3115	\$880,000	08-Jul-23
69 NORTH ROAD LILYDALE VIC 3140	\$875,000	20-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 12 September 2023



20B WANDANA STREET MOOROOLBARK VIC 3138

3 2 1

Sold Price **\$845,000** Sold Date **30-Jun-23**

Distance **2.93km**

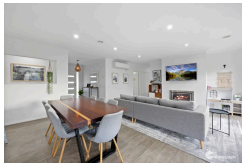


13A ROYMAR COURT WONGA PARK VIC 3115

3 2 1

Sold Price **\$880,000** Sold Date **08-Jul-23**

Distance **3.03km**



69 NORTH ROAD LILYDALE VIC 3140

4 2 2

Sold Price **\$875,000** Sold Date **20-Jun-23**

Distance **4.77km**

RS = Recent sale UN = Undisclosed Sale

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