

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

Single price

\$859,950

Median sale price

Median price

\$757,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

30/09/2020

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	50 Rolling Hills Rd CHIRNSIDE PARK 3116	\$870,000	17/09/2020
2	28 Rolling Hills Rd CHIRNSIDE PARK 3116	\$760,000	16/07/2020
3			

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:

16/11/2020 15:15



 3  2  2

Property Type: House (Res)

Land Size: 977 sqm approx

Agent Comments

Indicative Selling Price

\$859,950

Median House Price

Year ending September 2020: \$757,000

Comparable Properties



50 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  -

Price: \$870,000

Method: Private Sale

Date: 17/09/2020

Property Type: House (Res)



28 Rolling Hills Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$760,000

Method: Sale

Date: 16/07/2020

Property Type: House (Res)

Land Size: 946 sqm approx

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.