

# 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 83 Columbia Boulevard, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,025,000

### 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	38 Locksley Rd CHIRNSIDE PARK 3116	\$1,100,000	28/10/2020
2	7 Beaumont Dr CHIRNSIDE PARK 3116	\$1,045,000	25/10/2020
3	94 Locksley Rd CHIRNSIDE PARK 3116	\$1,007,000	22/12/2020

**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: 28/01/2021 19:03



**Property Type:** Land  
**Land Size:** 412 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$960,000 - \$1,025,000  
**Median House Price**  
 December quarter 2020: \$866,250

## Comparable Properties



**38 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 28/10/2020  
**Property Type:** House  
**Land Size:** 394 sqm approx



**7 Beaumont Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 25/10/2020  
**Property Type:** House



**94 Locksley Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$1,007,000  
**Method:** Private Sale  
**Date:** 22/12/2020  
**Property Type:** House  
**Land Size:** 648 sqm approx