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

9 Carrington Court, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	108a Victoria Rd LILYDALE 3140	\$830,000	23/02/2022
2	7 Baker St LILYDALE 3140	\$825,000	08/04/2022
3	5 St Andrews Dr CHIRNSIDE PARK 3116	\$820,000	17/03/2022

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.

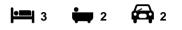
This Statement of Information was prepared on:

30/06/2022 14:03









Rooms: 4 Property Type: House (Res) Land Size: 858 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price March quarter 2022: \$965,000

Comparable Properties



108a Victoria Rd LILYDALE 3140 (REI/VG)



Price: \$830,000 Method: Private Sale Date: 23/02/2022 Property Type: House Agent Comments

7 Baker St LILYDALE 3140 (VG)

Agent Comments

Agent Comments



Price: \$825,000 Method: Sale Date: 08/04/2022 Property Type: Development Site (Res) Land Size: 889 sqm approx



5 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)



Price: \$820,000 Method: Private Sale Date: 17/03/2022 Property Type: House Land Size: 856 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



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