

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$965,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2022 to 31/03/2022 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	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



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 23/02/2022

Property Type: House

7 Baker St LILYDALE 3140 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 3  1  2

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