

# 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

51 Yarra Valley 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 \$900,000 & \$990,000

### Median sale price

Median price \$750,000 Property Type House Suburb Chirnside Park

Period - From 12/11/2019 to 11/11/2020 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	33 Yarra Valley Blvd CHIRNSIDE PARK 3116	\$1,010,000	15/06/2020
2	8 Chardonnay Gr CHIRNSIDE PARK 3116	\$950,000	15/10/2020
3	12 Carole Av CHIRNSIDE PARK 3116	\$906,000	10/06/2020

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:

12/11/2020 20:33



 3    2    2

**Property Type:** House (Res)

**Land Size:** 752 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

12/11/2019 - 11/11/2020: \$750,000

## Comparable Properties



**33 Yarra Valley Blvd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

 3    2    8

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** House

**Land Size:** 818 sqm approx



**8 Chardonnay Gr CHIRNSIDE PARK 3116 (REI)** Agent Comments

 3    2    2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 15/10/2020

**Property Type:** House

**Land Size:** 741 sqm approx



**12 Carole Av CHIRNSIDE PARK 3116 (VG)**

Agent Comments

 3    -    -

**Price:** \$906,000

**Method:** Sale

**Date:** 10/06/2020

**Property Type:** House (Res)

**Land Size:** 861 sqm approx