

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

26 Carole Avenue, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$920,000

Median sale price

Median price \$900,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2021 to 31/12/2021 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	10 Yarraridge Dr CHIRNSIDE PARK 3116	\$900,000	17/12/2021
2	32 Edward Rd CHIRNSIDE PARK 3116	\$875,000	05/12/2021
3	9 Vista Dr CHIRNSIDE PARK 3116	\$871,000	11/10/2021

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:

18/02/2022 14:38

26 Carole Avenue, Chirnside Park Vic 3116

William Verhagen

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Indicative Selling Price

\$870,000 - \$920,000

Median House Price

Year ending December 2021: \$900,000



3 2 3

Rooms: 7

Property Type: House (Res)

Land Size: 862 sqm approx

Agent Comments

Comparable Properties



10 Yarraridge Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 698 sqm approx



32 Edward Rd CHIRNSIDE PARK 3116 (REI) Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 864 sqm approx



9 Vista Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

3 2 2

Price: \$871,000

Method: Private Sale

Date: 11/10/2021

Property Type: House

Land Size: 866 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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