

# 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

86 Edward Road, 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)

Single price \$759,950

### Median sale price

Median price \$930,000

Property Type House

Suburb Chirnside Park

Period - From 13/07/2021

to 12/07/2022

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	10a Chirnside Dr CHIRNSIDE PARK 3116	\$785,000	15/04/2022
2	98 Edward Rd CHIRNSIDE PARK 3116	\$775,000	17/06/2022
3	16 Blair St LILYDALE 3140	\$762,000	09/05/2022

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:

13/07/2022 17:30

Miles Howell

9725 0000

0437 618 150

milesowell@methven.com.au

**Indicative Selling Price**

\$759,950

**Median House Price**

13/07/2021 - 12/07/2022: \$930,000



 3  2  1

**Property Type:** House

**Land Size:** 436 sqm approx

**Agent Comments**

## Comparable Properties



**10a Chirnside Dr CHIRNSIDE PARK 3116 (REI)** **Agent Comments**

 3  2  1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 15/04/2022

**Property Type:** House

**Land Size:** 508 sqm approx



**98 Edward Rd CHIRNSIDE PARK 3116 (REI)** **Agent Comments**

 3  1  2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 17/06/2022

**Property Type:** House

**Land Size:** 874 sqm approx



**16 Blair St LILYDALE 3140 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$762,000

**Method:** Private Sale

**Date:** 09/05/2022

**Property Type:** House

**Land Size:** 527 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354