

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

5 Breakaday Pass, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$884,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2023 to 30/09/2024 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	15 Kirkford Dr MOOROOLBARK 3138	\$927,000	27/11/2024
2	9 Breakaday Pass CHIRNSIDE PARK 3116	\$891,000	14/09/2024
3	92 The Gateway LILYDALE 3140	\$920,000	08/07/2024

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:

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Property Type: Land
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending September 2024: \$884,000

Comparable Properties



15 Kirkford Dr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$927,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 851 sqm approx



9 Breakaday Pass CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$891,000
Method: Private Sale
Date: 14/09/2024
Property Type: House
Land Size: 864 sqm approx



92 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 699 sqm approx

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