

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

10 Yarraridge Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$933,500 Property Type House Suburb Chirnside Park

Period - From 01/07/2021 to 30/09/2021 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	2 Billanook Way CHIRNSIDE PARK 3116	\$850,000	07/07/2021
2	14 Hillrise Cr CHIRNSIDE PARK 3116	\$835,000	18/08/2021
3	13 Nellie Ct CHIRNSIDE PARK 3116	\$825,000	13/10/2021

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:

07/12/2021 16:00



Property Type: House (Previously Occupied - Detached)
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2021: \$933,500

Comparable Properties

2 Billanook Way CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$850,000
Method: Sale
Date: 07/07/2021
Property Type: House (Res)
Land Size: 1081 sqm approx



14 Hillrise Cr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$835,000
Method: Private Sale
Date: 18/08/2021
Property Type: House
Land Size: 379 sqm approx



13 Nellie Ct CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$825,000
Method: Sale
Date: 13/10/2021
Property Type: House (Res)
Land Size: 300 sqm approx