

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

50 Parkvalley Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$927,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2024

to

31/03/2024

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	2 Winnetka Dr LILYDALE 3140	\$750,000	15/01/2024
2	20a Chirnside Dr CHIRNSIDE PARK 3116	\$747,500	21/11/2023
3	7 Anthony Dr CHIRNSIDE PARK 3116	\$710,000	21/11/2023

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:

17/04/2024 16:20



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$749,950

Median House Price

March quarter 2024: \$927,500

Comparable Properties



2 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 349 sqm approx



20a Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 1

Price: \$747,500

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 375 sqm approx



7 Anthony Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

3 2 2

Price: \$710,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 442 sqm approx

Account - Barry Plant | P: 03 9735 3300