Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	5 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price	\$945,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/10/2021	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

Aut	areas or comparable property	1 1100	Date of Sale
1	7 Winnetka Dr LILYDALE 3140	\$790,000	01/12/2021
2	30 Roseman Rd CHIRNSIDE PARK 3116	\$780,000	30/11/2021
3	10 Blackfriars La CHIRNSIDE PARK 3116	\$770,000	19/10/2021

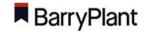
OR

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:	09/03/2022 16:44



Date of sale







Indicative Selling Price \$750,000 - \$790,000 Median House Price December quarter 2021: \$945,000

Comparable Properties

7 Winnetka Dr LILYDALE 3140 (VG)

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Price: \$790,000 Method: Sale Date: 01/12/2021

Property Type: House (Res) Land Size: 865 sqm approx

Agent Comments



30 Roseman Rd CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$780,000 Method: Private Sale Date: 30/11/2021 Property Type: House Land Size: 924 sqm approx **Agent Comments**

10 Blackfriars La CHIRNSIDE PARK 3116 (VG) Agent Comments

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Price: \$770,000 Method: Sale Date: 19/10/2021

Property Type: House (Res) Land Size: 1100 sqm approx





Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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