

# 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 St Andrews Drive, 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)

Range between \$750,000 & \$790,000

### Median sale price

Median price \$945,000 Property 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	Price	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



**Property Type:**  
Agent Comments

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

## Comparable Properties

**7 Winnetka Dr LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$790,000  
**Method:** Sale  
**Date:** 01/12/2021  
**Property Type:** House (Res)  
**Land Size:** 865 sqm approx



**30 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



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

**10 Blackfriars La CHIRNSIDE PARK 3116 (VG)**

Agent Comments



**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