

# 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

3 Old Mill Place, 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 \$690,000

&

\$730,000

### Median sale price

Median price \$866,250

Property Type House

Suburb Chirnside Park

Period - From 01/10/2020

to 31/12/2020

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	82 St Andrews Dr CHIRNSIDE PARK 3116	\$730,000	15/01/2021
2	101 Hayrick La MOOROOLBARK 3138	\$730,000	03/12/2020
3	46 Morokai Gr LILYDALE 3140	\$725,000	23/03/2021

**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:

25/03/2021 09:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$730,000  
**Median House Price**  
December quarter 2020: \$866,250

## Comparable Properties



**82 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 15/01/2021  
**Property Type:** House  
**Land Size:** 858 sqm approx

**101 Hayrick La MOOROOLBARK 3138 (VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Sale  
**Date:** 03/12/2020  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx



**46 Morokai Gr LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 23/03/2021  
**Property Type:** House  
**Land Size:** 875 sqm approx