

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

43 Huntingdale Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2018

to

30/06/2019

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	40 Rolling Hills Rd CHIRNSIDE PARK 3116	\$750,000	18/09/2019
2	3 Margaret Av CHIRNSIDE PARK 3116	\$681,250	20/05/2019
3	118 Edward Rd CHIRNSIDE PARK 3116	\$660,000	20/05/2019

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:

09/11/2019 14:46



 3  2  0

Property Type: House

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



40 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$750,000

Method: Private Sale

Date: 18/09/2019

Rooms: 7

Property Type: House

Land Size: 921 sqm approx



3 Margaret Av CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 3  2  2

Price: \$681,250

Method: Private Sale

Date: 20/05/2019

Rooms: 4

Property Type: House

Land Size: 857 sqm approx



118 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

Price: \$660,000

Method: Private Sale

Date: 20/05/2019

Property Type: House

Land Size: 863 sqm approx