

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

48 Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$760,000

Property Type House

Suburb Chirnside Park

Period - From 01/01/2020

to

31/03/2020

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	14 Bowen Rd LILYDALE 3140	\$750,000	18/01/2020
2	143 Victoria Rd CHIRNSIDE PARK 3116	\$742,000	29/01/2020
3	13 Daymar Dr MOOROOLBARK 3138	\$740,000	10/03/2020

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:

24/06/2020 11:09



Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
March quarter 2020: \$760,000

Comparable Properties



14 Bowen Rd LILYDALE 3140 (REI)

[Agent Comments](#)

 3  2  -

Price: \$750,000
Method: Private Sale
Date: 18/01/2020
Property Type: House



143 Victoria Rd CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$742,000
Method: Private Sale
Date: 29/01/2020
Rooms: 4
Property Type: House
Land Size: 1131 sqm approx



13 Daymar Dr MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)

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Price: \$740,000
Method: Private Sale
Date: 10/03/2020
Property Type: House
Land Size: 866 sqm approx