

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

2 Buggyride Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$933,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2021

to

30/09/2021

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	45 Morokai Gr LILYDALE 3140	\$820,000	18/06/2021
2	9 Switchback Rd CHIRNSIDE PARK 3116	\$812,000	08/09/2021
3	131 Rolling Hills Rd CHIRNSIDE PARK 3116	\$810,000	25/09/2021

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:

08/12/2021 18:52



 3  1  2

Rooms: 4
Property Type: House
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
September quarter 2021: \$933,500

Comparable Properties



45 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 18/06/2021
Property Type: House (Res)
Land Size: 1110 sqm approx



9 Switchback Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments

 3  -  -

Price: \$812,000
Method: Sale
Date: 08/09/2021
Property Type: House (Res)
Land Size: 861 sqm approx



131 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  -

Price: \$810,000
Method: Private Sale
Date: 25/09/2021
Property Type: House
Land Size: 882 sqm approx