

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

40 Sherwood Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$930,000 & \$975,000

Median sale price

Median price \$895,000 Property Type House Suburb Chirnside Park

Period - From 19/02/2023 to 18/02/2024 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	10 Sherwood Rd CHIRNSIDE PARK 3116	\$990,000	07/11/2023
2	29 Saddleback Ridg CHIRNSIDE PARK 3116	\$950,000	11/09/2023
3	118 The Gateway LILYDALE 3140	\$930,000	30/08/2023

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:

19/02/2024 12:13

40 Sherwood Road, Chirnside Park Vic 3116

BARRYPLANT

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



4 2 2

Property Type: House
Land Size: 434 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$975,000
Median House Price
19/02/2023 - 18/02/2024: \$895,000

Comparable Properties



10 Sherwood Rd CHIRNSIDE PARK 3116 (REI) **Agent Comments**

3 2 2

Price: \$990,000
Method: Private Sale
Date: 07/11/2023
Property Type: House (Res)
Land Size: 433 sqm approx



29 Saddleback Ridg CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

4 2 2

Price: \$950,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 521 sqm approx



118 The Gateway LILYDALE 3140 (REI/VG) **Agent Comments**

3 2 2

Price: \$930,000
Method: Private Sale
Date: 30/08/2023
Property Type: House
Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9735 3300



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