

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

37 Camden Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$757,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2019 to 30/09/2020 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	38 Locksley Rd CHIRNSIDE PARK 3116	\$1,100,000	28/10/2020
2	7 Beaumont Dr CHIRNSIDE PARK 3116	\$1,045,000	25/10/2020
3	91 Locksley Rd CHIRNSIDE PARK 3116	\$950,000	21/07/2020

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:

11/12/2020 15:39



Property Type: Land

Land Size: 425 sqm approx

Agent Comments

Comparable Properties



38 Locksley Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 28/10/2020

Property Type: House



7 Beaumont Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,045,000

Method: Private Sale

Date: 25/10/2020

Property Type: House



91 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 21/07/2020

Rooms: 6

Property Type: House (Res)

Land Size: 395 sqm approx