

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 21 Parkview Terrace, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$910,000 Property type House Suburb Chirnside Park

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
5 Kirkford Drive, Mooroolbark Vic 3138	\$980,000	12/02/2022
31 Paula Way, Chirnside Park Vic 3116	\$957,500	18/05/2022
40 Kirkford Drive, Mooroolbark Vic 3138	\$986,800	24/06/2022

This Statement of Information was prepared on: 20/07/2022