

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

52 Kingswood Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$780,000 & \$800,000

Median sale price

Median price \$900,000 Property Type House Suburb Chirnside Park

Period - From 04/03/2023 to 03/03/2024 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	35 Sugarloaf Dr CHIRNSIDE PARK 3116	\$834,000	03/01/2024
2	17 Country Club Dr CHIRNSIDE PARK 3116	\$825,000	19/09/2023
3	11 Campus Gte CHIRNSIDE PARK 3116	\$792,000	21/02/2024

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:

04/03/2024 13:04



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Property Type: House

Land Size: 747 sqm approx

Agent Comments

Comparable Properties



35 Sugarloaf Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

🛏 3 🛋 1 🚗 4

Price: \$834,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 866 sqm approx



17 Country Club Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments