

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

14 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$930,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2021 to 30/09/2022 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	4 Clubpoint Dr CHIRNSIDE PARK 3116	\$908,000	16/09/2022
2	8 Circle Ridg CHIRNSIDE PARK 3116	\$880,000	16/11/2022
3	71 Switchback Rd CHIRNSIDE PARK 3116	\$850,000	20/10/2022

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:

15/12/2022 09:32



Property Type: House (Previously Occupied - Detached)
Land Size: 917 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending September 2022: \$930,000

Comparable Properties



4 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$908,000
Method: Auction Sale
Date: 16/09/2022
Property Type: House (Res)
Land Size: 911 sqm approx



8 Circle Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: House (Res)
Land Size: 1060 sqm approx



71 Switchback Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$850,000
Method: Sale by Tender
Date: 20/10/2022
Property Type: House
Land Size: 865 sqm approx

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