

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

48 Parkvalley Drive Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

61 Kingswood Drive Chirnside Park VIC 3116	\$852,100	10-Apr-21
67 St Andrews Drive Chirnside Park VIC 3116	\$775,000	23-Feb-21
34 Grandvalley Drive Chirnside Park VIC 3116	\$808,000	03-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 17 June 2021



**61 Kingswood Drive Chirnside Park
VIC 3116**

Sold Price

\$852,100

Sold Date

10-Apr-21



3



2



2

Distance

0.18km



**67 St Andrews Drive Chirnside Park
VIC 3116**

Sold Price

\$775,000

Sold Date

23-Feb-21



3



2



4

Distance

0.56km



**34 Grandvalley Drive Chirnside Park
VIC 3116**

Sold Price

\$808,000

Sold Date

03-Mar-21



3



2



1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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