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	91 Locksley Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	&	\$945,000
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Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/01/2020	to	31/03/2020		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

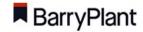
Add	dress of comparable property	Price	Date of sale
1	7 Highleigh Ct MOOROOLBARK 3138	\$910,000	27/03/2020
2	3 Warrior Ct LILYDALE 3140	\$907,000	03/07/2020
3	8 Huntingdale Dr CHIRNSIDE PARK 3116	\$900,000	16/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2020 11:44









Indicative Selling Price \$890,000 - \$945,000 **Median House Price** March quarter 2020: \$760,000

Comparable Properties



7 Highleigh Ct MOOROOLBARK 3138 (REI/VG) Agent Comments

Price: \$910,000 Method: Private Sale Date: 27/03/2020 Property Type: House Land Size: 936 sqm approx



3 Warrior Ct LILYDALE 3140 (REI)



Price: \$907,000

Method: Private Sale Date: 03/07/2020 Rooms: 5

Property Type: House Land Size: 816 sqm approx Agent Comments





Price: \$900,000 Method: Sale Date: 16/05/2020

Property Type: House (Res) Land Size: 866 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



