

# 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

91 Locksley Road, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$945,000

### Median sale price

Median price \$760,000 Property 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	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 comparable properties 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



**Property Type:** Land

Agent Comments

**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)**

Agent Comments



**Price:** \$907,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 816 sqm approx



**8 Huntingdale Dr CHIRNSIDE PARK 3116 (VG)** Agent Comments



**Price:** \$900,000

**Method:** Sale

**Date:** 16/05/2020

**Property Type:** House (Res)

**Land Size:** 866 sqm approx