

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

3 Campus Gate, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$725,000

&

\$755,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2021

to

31/12/2021

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	76 Cave Hill Rd LILYDALE 3140	\$755,000	18/02/2022
2	13 Stuart Rd LILYDALE 3140	\$750,000	30/09/2021
3	25 Beresford Rd LILYDALE 3140	\$740,000	18/02/2022

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:

17/03/2022 12:32



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$725,000 - \$755,000

Median House Price

Year ending December 2021: \$900,000

Comparable Properties



76 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  1

Price: \$755,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 437 sqm approx



13 Stuart Rd LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$750,000

Method: Sale

Date: 30/09/2021

Property Type: Flat/Unit/Apartment (Res)



25 Beresford Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  -

Price: \$740,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 500 sqm approx

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