

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

20a Chirnside Drive, Chirnside Park 3116

Indicative selling price

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

Single Price \$740,000 & \$770,000

Median sale price

Median price \$859,000 Property type House Suburb Chirnside Park

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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) 14 Huntingdale Dve, CHIRNSIDE PARK 3116	\$770,000	23/08/2023
2) 27 Beresford Rd, LILYDALE 3140	\$762,500	09/08/2023
3) 16A Meadowgate Dve, CHIRNSIDE PARK 3116	\$745,000	26/07/2023

This Statement of Information was prepared on: 15/11/2023