

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

2 Willard Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$995,000

&

\$1,090,000

Median sale price

Median price \$892,500

Property Type House

Suburb Chirnside Park

Period - From 01/04/2024

to

30/06/2024

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	2a Chippendale Ct CHIRNSIDE PARK 3116	\$1,035,000	16/08/2024
2	9 Glendower Ct MOOROOLBARK 3138	\$1,030,000	29/06/2024
3	3 Buxton St CHIRNSIDE PARK 3116	\$1,085,000	21/06/2024

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:

08/10/2024 14:42



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$995,000 - \$1,090,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



2a Chippendale Ct CHIRNSIDE PARK 3116 (REI) Agent Comments

4 3 2

Price: \$1,035,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 404 sqm approx



9 Glendower Ct MOOROOLBARK 3138 (REI) Agent Comments

4 2 2

Price: \$1,030,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)



3 Buxton St CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 21/06/2024
Property Type: House (Res)
Land Size: 412 sqm approx

Account - Barry Plant | P: 03 9735 3300



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