#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	4/63 Victoria 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	\$620,000	&	\$660,000

#### Median sale price

Median price	\$747,500	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2019	to	30/06/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	33 Botanica Dr CHIRNSIDE PARK 3116	\$658,000	21/07/2020
2	5/10-12 McComb St LILYDALE 3140	\$640,000	26/06/2020
3	1/4 Nicholas St LILYDALE 3140	\$640,000	17/07/2020

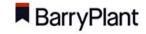
#### OR

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:	29/09/2020 17:32



Date of sale







Agent Comments

**Indicative Selling Price** \$620,000 - \$660,000 **Median House Price** Year ending June 2020: \$747,500

## Comparable Properties



33 Botanica Dr CHIRNSIDE PARK 3116

(REI/VG) **-**3

Price: \$658,000 Method: Private Sale Date: 21/07/2020 Rooms: 4

Property Type: House Land Size: 375 sqm approx **Agent Comments** 

5/10-12 McComb St LILYDALE 3140 (VG)



Price: \$640.000 Method: Sale Date: 26/06/2020

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/4 Nicholas St LILYDALE 3140 (REI)

**-**3

Price: \$640,000 Method: Private Sale Date: 17/07/2020 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

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



