

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

4/63 Victoria Road, Chirnside Park Vic 3116

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 Property 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	Price	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



Property Type: Townhouse
(Single)

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)

Agent Comments



Price: \$658,000

Method: Private Sale

Date: 21/07/2020

Rooms: 4

Property Type: House

Land Size: 375 sqm approx

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

Agent Comments



Price: \$640,000

Method: Sale

Date: 26/06/2020

Property Type: Flat/Unit/Apartment (Res)



1/4 Nicholas St LILYDALE 3140 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 17/07/2020

Rooms: 5

Property Type: Townhouse (Single)