

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

17 Joanne Avenue, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2022

to

31/03/2022

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	16 Harvest Dr CHIRNSIDE PARK 3116	\$880,000	18/06/2022
2	56 Country Club Dr CHIRNSIDE PARK 3116	\$853,000	05/03/2022
3	79 Rolling Hills Rd CHIRNSIDE PARK 3116	\$815,000	11/02/2022

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:

06/07/2022 09:33



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
March quarter 2022: \$965,000

Comparable Properties



16 Harvest Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 900 sqm approx



56 Country Club Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$853,000
Method: Private Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 861 sqm approx



79 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 11/02/2022
Property Type: House (Res)
Land Size: 873 sqm approx

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