

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

8 Eyton Close, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$866,250

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2020

to

31/12/2020

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	21 Goldentree Dr CHIRNSIDE PARK 3116	\$1,075,000	21/01/2021
2	15 Regency Rise CHIRNSIDE PARK 3116	\$965,000	04/12/2020
3	31 Regency Rise CHIRNSIDE PARK 3116	\$950,000	23/11/2020

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:

10/03/2021 10:05

8 Eyton Close, Chirnside Park Vic 3116

Miles Howell

9725 0000

0437 618 150

milesowell@methven.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2020: \$866,250



Property Type: Land

Land Size: 753 sqm approx

Agent Comments

Comparable Properties



21 Goldentree Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 21/01/2021

Property Type: House

Land Size: 827 sqm approx



15 Regency Rise CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 634 sqm approx



31 Regency Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 23/11/2020

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354