

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

149 Maroondah Highway, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$820,000

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	8 Melrose Way CHIRNSIDE PARK 3116	\$862,500	17/12/2020
2	29A Rolling Hills Rd CHIRNSIDE PARK 3116	\$810,000	09/12/2020
3			

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:

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Rooms: 7

Property Type: House

Land Size: 971.7 sqm approx

Agent Comments

Indicative Selling Price

\$820,000

Median House Price

December quarter 2020: \$866,250

Comparable Properties



8 Melrose Way CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  -

Price: \$862,500

Method: Private Sale

Date: 17/12/2020

Property Type: House



29A Rolling Hills Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$810,000

Method: Sale

Date: 09/12/2020

Property Type: House (Res)

Land Size: 438 sqm approx

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.