

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 Parklands Avenue, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$830,000 & \$870,000

Median sale price

Median price \$760,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2020 to 31/03/2020 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	3 Clubpoint Dr CHIRNSIDE PARK 3116	\$861,750	08/02/2020
2	68 Partridge Way MOOROOLBARK 3138	\$860,000	06/02/2020
3	16 Rolloway Rise CHIRNSIDE PARK 3116	\$860,000	06/03/2020

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:

11/05/2020 10:35



 4  3  2

Property Type: House
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$870,000
Median House Price
March quarter 2020: \$760,000

Comparable Properties



3 Clubpoint Dr CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments

 4  3  5

Price: \$861,750
Method: Private Sale
Date: 08/02/2020
Rooms: 7
Property Type: House
Land Size: 968 sqm approx



68 Partridge Way MOOROOLBARK 3138
(REI/VG)

Agent Comments

 4  2  2

Price: \$860,000
Method: Private Sale
Date: 06/02/2020
Property Type: House
Land Size: 864 sqm approx



16 Rolloway Rise CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments

 4  2  5

Price: \$860,000
Method: Private Sale
Date: 06/03/2020
Rooms: 6
Property Type: House
Land Size: 880 sqm approx