

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 Hillrise Crescent, Chirside Park Vic 3116

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$907,000 Property type *House* Suburb Chirside Park
Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales

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
5 Oxley Court, Chirside Park Vic 3116	\$864,000	13/10/2022
4 Alderley Court, Chirside Park Vic 3116	\$850,000	18/08/2022
103 Bonnie View Road, Croydon North Vic 3136	\$845,000	24/10/2022

This Statement of Information was prepared on: 20/12/2022