

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

78 Regency Rise Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

House

Suburb

Chirnside Park

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

4 Paula Way Chirnside Park VIC 3116	\$750,000	26-Sep-19
63 Billanook Way Chirnside Park VIC 3116	\$752,625	14-Jan-20
9 Buvelot Court Chirnside Park VIC 3116	\$670,000	16-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 12 February 2020


4 Paula Way Chirnside Park VIC 3116
 3  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

26-Sep-19

Distance

0.27km

63 Billanook Way Chirnside Park VIC 3116
 3  2  4

Sold Price

^{RS} **\$752,625**

Sold Date

14-Jan-20

Distance

0.41km

9 Buvelot Court Chirnside Park VIC 3116
 3  2  1

Sold Price

^{RS} **\$670,000**

Sold Date

16-Oct-19

Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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