

# 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 19 Polaris Way, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$934,000 Property type House Suburb Chirnside Park

Period - From 01/07/2021 to 30/09/2021 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
128 Edward Road, Chirnside Park Vic 3116	\$835,000	29/11/2021
8 Vista Drive, Chirnside Park Vic 3116	\$810,000	04/12/2021
48 Parkvalley Drive, Chirnside Park Vic 3116	\$830,000	02/07/2021

This Statement of Information was prepared on: 13/12/2021