

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

10 Parkvalley Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$817,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2020 to 31/03/2021 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	7 Polaris Way CHIRNSIDE PARK 3116	\$882,000	22/03/2021
2	61 Kingswood Dr CHIRNSIDE PARK 3116	\$852,100	10/04/2021
3	61 Rolling Hills Rd CHIRNSIDE PARK 3116	\$850,000	24/03/2021

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:

12/05/2021 11:08



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Property Type: House (Res)
Land Size: 859.773 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending March 2021: \$817,500

Comparable Properties



7 Polaris Way CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$882,000
Method: Private Sale
Date: 22/03/2021
Property Type: House
Land Size: 920 sqm approx



61 Kingswood Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$852,100
Method: Private Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 965 sqm approx



61 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 5  2  2

Price: \$850,000
Method: Private Sale
Date: 24/03/2021
Property Type: House (Res)
Land Size: 864 sqm approx