

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

3 Buxton Street, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$890,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2021 to 30/06/2021 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	33 Kirkford Dr MOOROOLBARK 3138	\$954,000	11/07/2021
2	22 Blueberry Rd MOOROOLBARK 3138	\$950,000	10/07/2021
3	13 Parkview Tce CHIRNSIDE PARK 3116	\$960,000	10/03/2021

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: 03/08/2021 13:08



Property Type: Land
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$990,000
Median House Price
 June quarter 2021: \$890,000

Comparable Properties



33 Kirkford Dr MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$954,000
Method: Private Sale
Date: 11/07/2021
Property Type: House
Land Size: 864 sqm approx



22 Blueberry Rd MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$950,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 987 sqm approx



13 Parkview Tce CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$960,000
Method: Private Sale
Date: 10/03/2021
Property Type: House (Res)
Land Size: 510 sqm approx