

# 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 36 View Point Drive, 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) (\*Delete single price or range as applicable)

Single price \$619,950

### Median sale price

Median price \$980,000

Property type House

Suburb Chirnside Park

Period - From 01/10/2022

to

31/12/2022

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 |
|-----------------------------------------|-----------|--------------|
| 2/1 Elaine Court, Mooroolbark Vic 3138  | \$632,500 | 30/03/2023   |
| 33 Rouke Street, Lilydale Vic 3140      | \$652,200 | 28/02/2023   |
| 2/6 Kambora Court, Mooroolbark Vic 3138 | \$639,500 | 19/11/2022   |

This Statement of Information was prepared on: 04/04/2023