

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

6 Willard Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$398,750

Property Type Vacant land

Suburb Chirnside Park

Period - From 23/02/2021

to 22/02/2022

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.

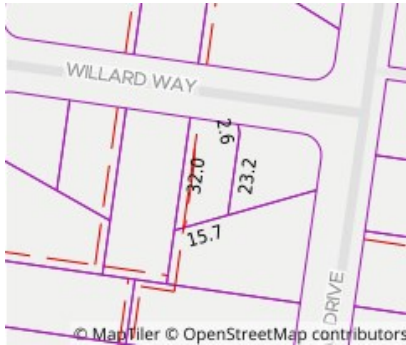
	Address of comparable property	Price	Date of sale
1	11a Tibbari Ct MOOROOLBARK 3138	\$420,000	15/11/2021
2	21A Lancaster Pl CHIRNSIDE PARK 3116	\$415,000	07/11/2021
3	19A Edward Rd CHIRNSIDE PARK 3116	\$355,000	27/10/2021

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:

23/02/2022 14:20



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Land Price
23/02/2021 - 22/02/2022: \$398,750

Comparable Properties



11a Tibbarri Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 15/11/2021
Property Type: Land



21A Lancaster PI CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$415,000
Method: Sold Before Auction
Date: 07/11/2021
Property Type: Land (Res)
Land Size: 442 sqm approx



19A Edward Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$355,000
Method: Private Sale
Date: 27/10/2021
Property Type: Land
Land Size: 391 sqm approx

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