## 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

72 Regency Rise, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$990,000		&		\$1,080,000				
Median sale price									
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Carmella CI CHIRNSIDE PARK 3116	\$1,095,000	12/05/2021
2	7 Carmella CI CHIRNSIDE PARK 3116	\$1,025,000	20/04/2021
3	5 Walter Lynch Way CHIRNSIDE PARK 3116	\$1,000,000	22/07/2021

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:

04/10/2021 14:28



72 Regency Rise, Chirnside Park Vic 3116





Rooms: 8 Property Type: House (Res) Land Size: 587.598 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$990,000 - \$1,080,000 Median House Price June quarter 2021: \$890,000

# **Comparable Properties**





21 Carmella CI CHIRNSIDE PARK 3116 (REI/VG)



Price: \$1,095,000 Method: Private Sale Date: 12/05/2021 Property Type: House Land Size: 601 sqm approx

7 Carmella CI CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

Agent Comments



Price: \$1,025,000 Method: Private Sale Date: 20/04/2021 Property Type: House (Res) Land Size: 600 sqm approx



5 Walter Lynch Way CHIRNSIDE PARK 3116 Agent Comments (REI/VG)

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Price: \$1,000,000 Method: Expression of Interest Date: 22/07/2021 Property Type: House (Res) Land Size: 611 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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