

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$990,000

&

\$1,080,000

### 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	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

Christopher Clerke

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**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

June quarter 2021: \$890,000



**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 587.598 sqm approx

Agent Comments

## Comparable Properties



**21 Carmella CI CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**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



**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 (REI/VG)**

Agent Comments



**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