

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

49 Camden Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$933,500

Property Type House

Suburb Chirnside Park

Period - From 01/07/2021

to

30/09/2021

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	2 Haldane Cl CHIRNSIDE PARK 3116	\$1,070,000	21/04/2021
2	6 Sherwood Rd CHIRNSIDE PARK 3116	\$1,025,000	09/09/2021
3	36 Camden Dr CHIRNSIDE PARK 3116	\$1,020,000	07/05/2021

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:

19/10/2021 13:03



Property Type: Land
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2021: \$933,500

Comparable Properties



2 Haldane CI CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$1,070,000
Method: Private Sale
Date: 21/04/2021
Property Type: House
Land Size: 537 sqm approx



6 Sherwood Rd CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$1,025,000
Method: Private Sale
Date: 09/09/2021
Property Type: House
Land Size: 434 sqm approx



36 Camden Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$1,020,000
Method: Private Sale
Date: 07/05/2021
Property Type: House
Land Size: 612 sqm approx

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