



PLATINUM REAL ESTATE



## STATEMENT OF INFORMATION

5 SONGBIRD AVENUE, CHIRNSIDE PARK, VIC 3116

PREPARED BY NIK BABIC, PLATINUM REAL ESTATE, PHONE: 0473 231 655



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 SONGBIRD AVENUE, CHIRNSIDE PARK,** 5 3 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$890,000 to \$950,000**

Provided by: Nik Babic, Platinum Real Estate

## MEDIAN SALE PRICE



### CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

**\$930,000**

01 June 2022 to 31 August 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**23 DELAMERE DR, CHIRNSIDE PARK, VIC 3116** 5 2 2

Sale Price

**\$1,155,000**

Sale Date: 14/07/2022

Distance from Property: 1.5km



**13 TIVERTON CCT, MOOROOLBARK, VIC 3138** 5 2 2

Sale Price

**\$1,080,000**

Sale Date: 06/07/2022

Distance from Property: 4.1km



**14 MCPHERSON DR, CROYDON, VIC 3136** 5 2 2

Sale Price

**\$1,250,000**

Sale Date: 07/09/2022

Distance from Property: 3.5km

This report has been compiled on 06/12/2022 by Platinum Real Estate. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

5 SONGBIRD AVENUE, 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)

Price Range: \$890,000 to \$950,000

### Median sale price

Median price \$930,000

Property type

Vacant Land

Suburb

CHIRNSIDE PARK

Period 01 June 2022 to 31 August 2022

Source



### Comparable property sales

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

23 DELAMERE DR, CHIRNSIDE PARK, VIC 3116	\$1,155,000	14/07/2022
13 TIVERTON CCT, MOOROOLBARK, VIC 3138	\$1,080,000	06/07/2022
14 MCPHERSON DR, CROYDON, VIC 3136	\$1,250,000	07/09/2022

This Statement of Information was prepared on:

06/12/2022