

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

32 Kingswood Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$935,000

Property Type

House

Suburb

Chirnside Park

Period - From

28/09/2021

to

27/09/2022

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	23 Arkarra Ct MOOROOLBARK 3138	\$779,000	26/08/2022
2	43 Clubpoint Dr CHIRNSIDE PARK 3116	\$745,750	21/09/2022
3	15 Arkarra Ct MOOROOLBARK 3138	\$725,000	02/09/2022

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:

28/09/2022 11:11



Property Type: House (Previously Occupied - Detached)
Land Size: 958 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 28/09/2021 - 27/09/2022: \$935,000

Comparable Properties



23 Arkarra Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$779,000
Method: Auction Sale
Date: 26/08/2022
Property Type: House (Res)
Land Size: 868 sqm approx



43 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$745,750
Method: Private Sale
Date: 21/09/2022
Property Type: House
Land Size: 609 sqm approx



15 Arkarra Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 02/09/2022
Property Type: House (Res)
Land Size: 869 sqm approx

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