

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

77 Belsay Chase, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$715,000

Property Type

Townhouse

Suburb

Chirnside Park

Period - From

21/05/2024

to

20/05/2025

Source

Property Data

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	2/5 Brambleberry La CHIRNSIDE PARK 3116	\$580,000	12/05/2025
2	73 Belsay Cha CHIRNSIDE PARK 3116	\$572,000	01/03/2025
3			

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:

21/05/2025 14:36



Property Type: House (Res)
Land Size: 113 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
21/05/2024 - 20/05/2025: \$715,000

Comparable Properties



2/5 Brambleberry La CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit



73 Belsay Cha CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$572,000
Method: Private Sale
Date: 01/03/2025
Property Type: Townhouse (Single)
Land Size: 140 sqm approx

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.



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