

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

15 The Parkway, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$870,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2023 to 31/12/2023 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	43 Crown Point Ridg CHIRNSIDE PARK 3116	\$798,000	27/12/2023
2	32 Vista Dr CHIRNSIDE PARK 3116	\$750,000	13/12/2023
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: 02/04/2024 15:09



Property Type: House

Land Size: 899 sqm approx

Agent Comments

Comparable Properties



43 Crown Point Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$798,000

Method: Private Sale

Date: 27/12/2023

Property Type: House

Land Size: 966 sqm approx



32 Vista Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 866 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.