

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

17 REEVE LANE CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,650

Property type

House

Suburb

Chirnside Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

13 CAMDEN DRIVE CHIRNSIDE PARK VIC 3116	\$717,000	12-Apr-24
26 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116	\$700,000	26-Mar-24
1/7 KERR STREET LILYDALE VIC 3140	\$681,000	18-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 08 May 2024



**13 CAMDEN DRIVE CHIRNSIDE
PARK VIC 3116**

3 2 2

Sold Price

^{RS} **\$717,000**

Sold Date **12-Apr-24**

Distance **0.04km**



**26 SHERWOOD ROAD CHIRNSIDE
PARK VIC 3116**

3 2 2

Sold Price

^{RS} **\$700,000**

Sold Date **26-Mar-24**

Distance **1.04km**



**1/7 KERR STREET LILYDALE VIC
3140**

3 2 2

Sold Price

\$681,000

Sold Date **18-Mar-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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