

# 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

18 Chirnside Drive, 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)

Range between \$750,000 & \$820,000

### 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	30 Vista Dr CHIRNSIDE PARK 3116	\$790,500	20/12/2023
2	2a Akarana Rd CHIRNSIDE PARK 3116	\$785,000	22/12/2023
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:

23/01/2024 14:50

18 Chirnside Drive, Chirnside Park Vic 3116

**Jellis  
Craig**

Matt Lockyer

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**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

Year ending December 2023: \$870,000



 4    2    1

**Property Type:** House

**Land Size:** 414 sqm approx

Agent Comments

## Comparable Properties



**30 Vista Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 3    2    2

**Price:** \$790,500

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 407 sqm approx



**2a Akarana Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 3    2    2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** House

**Land Size:** 506 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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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