

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

19 The Brentwoods, Chirnside Park Vic 3116
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Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$882,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 30/09/2023 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	13 Rolling Hills Rd CHIRNSIDE PARK 3116	\$900,000	07/12/2023
2	63 Meadowgate Dr CHIRNSIDE PARK 3116	\$882,000	16/10/2023
3	5 Rolling Hills Rd CHIRNSIDE PARK 3116	\$765,000	18/08/2023

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: 11/01/2024 14:42



Property Type: House

Land Size: 1040 sqm approx

Agent Comments

Comparable Properties



13 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 864 sqm approx



63 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$882,000

Method: Private Sale

Date: 16/10/2023

Property Type: House

Land Size: 878 sqm approx



5 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 864 sqm approx