# 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

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$790,000			&		\$860,000			
Median sale pr	rice							
Median price	\$882,500	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress 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 Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$790,000 - \$860,000 Median House Price Year ending September 2023: \$882,500

# **Comparable Properties**

	13 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)	Agent Comments
Na	<b>4 4 2 2</b>	_
	Price: \$900,000	
	Method: Private Sale Date: 07/12/2023	
	Property Type: House	
R Professionals	Land Size: 864 sqm approx	
4	63 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)	Agent Comments
- Ut	4 🗰 2 🋱 2	
	Price: \$882,000	_
ALL AND	Method: Private Sale	
	Date: 16/10/2023	
NNoeLlonet	Property Type: House	
	Land Size: 878 sqm approx	
N. // 20	5 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)	Agent Comments
War of All P	<b>4 4 3 4 3</b>	_
素にいていた。	Price: \$765,000	
	Method: Private Sale	
Constraint of the second	Date: 18/08/2023	
	Property Type: House	
	Land Size: 864 sqm approx	

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



Propertydata

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