

## 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

2/86 EDWARD ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,650

Property type

House

Suburb

Chirnside Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

114A VICTORIA ROAD LILYDALE VIC 3140	\$823,500	24-Mar-23
12A PARKLANDS AVENUE CHIRNSIDE PARK VIC 3116	\$805,000	08-Jul-23

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: 10 August 2023

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**114A VICTORIA ROAD LILYDALE  
VIC 3140**

 3  2  2

Sold Price

**\$823,500**

Sold Date

**24-Mar-23**

Distance

**1.67km**



**12A PARKLANDS AVENUE  
CHIRNSIDE PARK VIC 3116**

 3  2  2

Sold Price

**\$805,000**

Sold Date

**08-Jul-23**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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