

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 20 The Brentwoods, Chirside Park Vic 3116

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$859,000 Property type *House* Suburb Chirside Park

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
57 Rolling Hills Road, Chirside Park Vic 3116	\$1,050,000	08/08/2023
47 Anthony Drive, Chirside Park Vic 3116	\$1,100,000	17/10/2023
22 Kingsburgh Lane, Lilydale Vic 3140	\$965,000	04/06/2023

This Statement of Information was prepared on: 21/11/2023