

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 3/29-31 Margaret Avenue, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$769,950

Median sale price

Median price \$927,500 Property Type House Suburb Chirnside Park

Period - From 01/01/2024 to 31/03/2024 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	2 Woodview Ct CROYDON NORTH 3136	\$775,000	18/11/2023
3	20a Chirnside Dr CHIRNSIDE PARK 3116	\$747,500	21/11/2023

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: 12/04/2024 16:01



Property Type:
Agent Comments

Indicative Selling Price
\$769,950
Median House Price
March quarter 2024: \$927,500

Comparable Properties



30 Vista Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$790,500
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 407 sqm approx



2 Woodview Ct CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$775,000
Method: Private Sale
Date: 18/11/2023
Property Type: Townhouse (Single)



20a Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$747,500
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 375 sqm approx