# 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

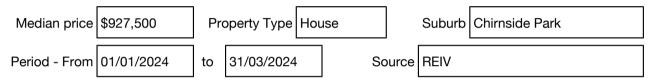
3/29-31 Margaret Avenue, Chirnside Park Vic 3116

## Indicative selling price

	consumer.vic.gov.a	

Single price \$769,950

#### Median sale price



## 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

**-** 3

2 Woodview Ct CROYDON NORTH 3136 (REI/VG) **2** 2

Agent Comments

Agent Comments





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



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

Account - Barry Plant | P: 03 9735 3300



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.