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

39 Anthony Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$927,500	Pro	operty Type	Hous	se		Suburb	Chirnside Park
Period - From	01/01/2024	to	31/03/2024		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	5 Clubpoint Dr CHIRNSIDE PARK 3116	\$1,205,000	04/04/2024
2	9 Huntingdale Dr CHIRNSIDE PARK 3116	\$1,055,000	18/01/2024
3	22 Meadowgate Dr CHIRNSIDE PARK 3116	\$980,000	29/02/2024

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:

20/05/2024 15:10









Property Type: House Land Size: 864 sqm approx Agent Comments Jacob McGlinchey 9870 6211 0433 224 117 jacobmcglinchey@jelliscraig.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2024: \$927,500

Comparable Properties



5 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)



Price: \$1,205,000 Method: Private Sale Date: 04/04/2024 Property Type: House (Res) Land Size: 956 sqm approx

Agent Comments

Agent Comments



9 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG) 4 2 2 2

Price: \$1,055,000 Method: Private Sale Date: 18/01/2024 Property Type: House (Res) Land Size: 864 sqm approx



22 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)



Price: \$980,000 Method: Private Sale Date: 29/02/2024 Property Type: House (Res) Land Size: 1020 sqm approx

Account - Jellis Craig | P: 03 9870 6211



propertydata

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Agent Comments