

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

47 Anthony Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$990,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2023 to 30/06/2023 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	9 Pezzimenti PI WONGA PARK 3115	\$1,140,000	16/02/2023
2	28 The Wallaby Run CHIRNSIDE PARK 3116	\$1,100,000	19/04/2023
3	95 Billanook Way CHIRNSIDE PARK 3116	\$1,090,000	22/05/2023

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:

08/08/2023 09:50



5 3 2

Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$990,000

Comparable Properties



9 Pezzimenti PI WONGA PARK 3115 (REI/VG) Agent Comments

4 2 2

Price: \$1,140,000

Method: Private Sale

Date: 16/02/2023

Property Type: House (Res)

Land Size: 744 sqm approx



28 The Wallaby Run CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

5 2 4

Price: \$1,100,000

Method: Private Sale

Date: 19/04/2023

Property Type: House

Land Size: 864 sqm approx



95 Billanook Way CHIRNSIDE PARK 3116 (REI) Agent Comments

5 4 3

Price: \$1,090,000

Method: Private Sale

Date: 22/05/2023

Property Type: House (Res)

Land Size: 725 sqm approx