

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 50 Parkvalley Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$900,500 Property Type House Suburb Chirnside Park

Period - From 03/04/2023 to 02/04/2024 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	2 Winnetka Dr LILYDALE 3140	\$750,000	15/01/2024
2	20a Chirnside Dr CHIRNSIDE PARK 3116	\$747,500	21/11/2023
3	7 Anthony Dr CHIRNSIDE PARK 3116	\$710,000	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: 03/04/2024 13:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
03/04/2023 - 02/04/2024: \$900,500

Comparable Properties



2 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 15/01/2024
Property Type: House
Land Size: 349 sqm approx



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



7 Anthony Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$710,000
Method: Private Sale
Date: 21/11/2023
Property Type: House
Land Size: 442 sqm approx