

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

79 REGENCY RISE CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,050,000 & \$1,155,000

Median sale price

Median price Property type Suburb
Period - From to Source

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 |
|---|-------------|--------------|
| 59A LYONS ROAD CROYDON NORTH VIC 3136 | \$1,114,000 | 05-Apr-23 |
| 95 BILLANOOK WAY CHIRNSIDE PARK VIC 3116 | \$1,090,000 | 22-May-23 |
| 2 YARRA HILL LANE CHIRNSIDE PARK VIC 3116 | \$1,250,000 | 29-May-23 |

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: 22 Sep 2023