

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

8 PARKLANDS AVENUE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,150

Property type

House

Suburb

Chirnside Park

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

7 CLOVERDALE LANE CHIRNSIDE PARK VIC 3116	\$980,000	01-Nov-23
63 MEADOWGATE DRIVE CHIRNSIDE PARK VIC 3116	\$882,000	16-Oct-23
58 VISTA DRIVE CHIRNSIDE PARK VIC 3116	\$845,000	20-Jul-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 6 months.~~

This Statement of Information was prepared on: 23 November 2023


**7 CLOVERDALE LANE CHIRNSIDE
PARK VIC 3116**
 4  2  2

Sold Price

^{RS} **\$980,000**

Sold Date

01-Nov-23

Distance

1.04km

**63 MEADOWGATE DRIVE
CHIRNSIDE PARK VIC 3116**
 4  2  2

Sold Price

^{RS} **\$882,000**

Sold Date

16-Oct-23

Distance

0.83km

**58 VISTA DRIVE CHIRNSIDE PARK
VIC 3116**
 5  2  2

Sold Price

\$845,000

Sold Date

20-Jul-23

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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