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

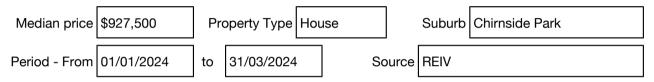
50 Parkvalley Drive, Chirnside Park Vic 3116

Indicative selling price

| For the meaning | of this | price see | consumer.vic.go | v.au/underquoting |
|-----------------|-------------|-----------|-----------------|-------------------|
| . e. u.eeag | • • • • • • | p | | |

Single price \$749,950

Median sale price



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.

| Ado | dress 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.

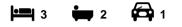
This Statement of Information was prepared on:

17/04/2024 16:20









Property Type: House Agent Comments Indicative Selling Price \$749,950 Median House Price March quarter 2024: \$927,500

Comparable Properties



2 Winnetka Dr LILYDALE 3140 (REI/VG)

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

Agent Comments



20a Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

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

Account - Barry Plant | P: 03 9735 3300



property data

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