

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

115 Billanook Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$787,650 Property Type House Suburb Chirnside Park

Period - From 01/04/2020 to 30/06/2020 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	18 Circle Ridg CHIRNSIDE PARK 3116	\$775,000	25/02/2020
2	21 Black Springs Rd CHIRNSIDE PARK 3116	\$760,000	16/03/2020
3			

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:

31/07/2020 16:02



Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Comparable Properties



18 Circle Ridg CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 25/02/2020

Rooms: 5

Property Type: House

Land Size: 399 sqm approx



21 Black Springs Rd CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 16/03/2020

Rooms: 5

Property Type: House

Land Size: 386 sqm approx

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.