

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

1 Paula Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$892,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 30/06/2024 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	9 Mary Ct CROYDON NORTH 3136	\$1,415,000	07/07/2024
2	3 Lawson Ct CROYDON NORTH 3136	\$1,380,000	02/07/2024
3	10 Champagne Rise CHIRNSIDE PARK 3116	\$1,450,000	20/04/2024

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:

04/09/2024 14:12



Property Type:
Divorce/Estate/Family Transfers
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



9 Mary Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 07/07/2024
Property Type: House (Res)
Land Size: 762 sqm approx



3 Lawson Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 02/07/2024
Property Type: House (Res)
Land Size: 834 sqm approx



10 Champagne Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 772 sqm approx

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