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	5 Oxley Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $937,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2021 to 30/06/2022 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	89 Locksley Rd CHIRNSIDE PARK 3116	$850,000	11/06/2022
2	37A Shirley St MOOROOLBARK 3138	$840,000	23/03/2022
3	8a Coolabah St MOOROOLBARK 3138	$825,000	16/04/2022

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: 21/09/2022 12:32

5 Oxley Court, Chirnside Park Vic 3116



3 2 2

Property Type: House
Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median House Price
Year ending June 2022: $937,000

Comparable Properties



89 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 11/06/2022
Property Type: House
Land Size: 350 sqm approx

Agent Comments



37A Shirley St MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 23/03/2022
Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments



8a Coolabah St MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $825,000
Method: Private Sale
Date: 16/04/2022
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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