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	2/5 Contour Court 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,944	Property type	Unit	Suburb	Chirnside Park
Period-from	01 Jun 2020	to	31 May 2021	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
35 Belsay Chase Chirnside Park VIC 3116	$654,000	20-Mar-21
42 Bardaster Boulevard Chirnside Park VIC 3116	$655,000	07-Feb-21
65 Amadeo Way Chirnside Park VIC 3116	$672,500	06-Feb-21

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: 08 June 2021

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35 Belsay Chase Chirnside Park VIC 3116

3 2 2

Sold Price **$654,000** Sold Date **20-Mar-21**

Distance **1.47km**



42 Bardaster Boulevard Chirnside Park VIC 3116

3 2 2

Sold Price **$655,000** Sold Date **07-Feb-21**

Distance **1.55km**



65 Amadeo Way Chirnside Park VIC 3116

3 2 2

Sold Price **$672,500** Sold Date **06-Feb-21**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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