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	7 Reeve Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between $695,000 & $730,000

Median sale price

Median price $945,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2021 to 31/12/2021 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	4 Amadeo Way CHIRNSIDE PARK 3116	$740,000	14/12/2021
2	53 Botanica Dr CHIRNSIDE PARK 3116	$720,000	13/12/2021
3	17 Amadeo Way CHIRNSIDE PARK 3116	$700,000	11/02/2022

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: 20/03/2022 10:49

7 Reeve Lane, Chirnside Park Vic 3116

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



3 2 2

Property Type: Townhouse (Single)
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $730,000
Median House Price
December quarter 2021: $945,000

Comparable Properties



4 Amadeo Way CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $740,000
Method: Private Sale
Date: 14/12/2021
Property Type: Townhouse (Single)

Agent Comments

53 Botanica Dr CHIRNSIDE PARK 3116 (VG)

3 - -

Price: $720,000
Method: Sale
Date: 13/12/2021
Property Type: House - Attached House N.E.C.
Land Size: 240 sqm approx

Agent Comments



17 Amadeo Way CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 11/02/2022
Property Type: Townhouse (Single)

Agent Comments

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