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	62 Huntingdale Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price $900,000

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	14 Springsong Pass CHIRNSIDE PARK 3116	$980,000	15/05/2022
2	5 Savanna Dr MOOROOLBARK 3138	$922,000	19/03/2022
3	8 Windsong Pass CHIRNSIDE PARK 3116	$900,000	09/06/2022

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: 29/08/2022 17:21

62 Huntingdale Drive, Chirnside Park Vic 3116



5 2 2

Property Type: House
Land Size: 1039 sqm approx

Agent Comments

Indicative Selling Price
$900,000
Median House Price
Year ending June 2022: $937,000

Comparable Properties



14 Springsong Pass CHIRNSIDE PARK 3116 (REI/VG)

5 2 2

Price: $980,000
Method: Private Sale
Date: 15/05/2022
Property Type: House (Res)
Land Size: 1002 sqm approx

Agent Comments



5 Savanna Dr MOOROOLBARK 3138 (REI/VG)

4 2 2

Price: $922,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 905 sqm approx

Agent Comments



8 Windsong Pass CHIRNSIDE PARK 3116 (REI/VG)

4 2 1

Price: $900,000
Method: Private Sale
Date: 09/06/2022
Property Type: House
Land Size: 866 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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