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	3 Belsay Chase, Chirnside Park Vic 3116

Indicative selling price

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

Range between $700,000 & $770,000

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	43 Belsay Cha CHIRNSIDE PARK 3116	$691,000	16/08/2024
2	16 Buxton St CHIRNSIDE PARK 3116	$807,500	06/06/2024
3	13 Belsay Cha CHIRNSIDE PARK 3116	$748,888	22/05/2024

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: 16/09/2024 15:15

3 Belsay Chase, Chirnside Park Vic 3116

Ash Thompson
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3 2 2

Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
June quarter 2024: $892,500

Comparable Properties



43 Belsay Cha CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $691,000
Method: Private Sale
Date: 16/08/2024
Property Type: House

Agent Comments



16 Buxton St CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $807,500
Method: Private Sale
Date: 06/06/2024
Property Type: House (Res)
Land Size: 261 sqm approx

Agent Comments

13 Belsay Cha CHIRNSIDE PARK 3116 (VG)

3 - -

Price: $748,888
Method: Sale
Date: 22/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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