

# 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 8 Joanne Avenue, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$965,000 & \$995,000

### Median sale price

Median price \$750,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2020 to 30/09/2020 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	8 Chardonnay Gr CHIRNSIDE PARK 3116	\$950,000	15/10/2020
2	8 Huntingdale Dr CHIRNSIDE PARK 3116	\$900,000	16/05/2020
3	12 Carole Av CHIRNSIDE PARK 3116	\$850,000	24/06/2020

**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: 30/10/2020 13:27

8 Joanne Avenue, Chirnside Park Vic 3116



**Property Type:** Land  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$965,000 - \$995,000  
**Median House Price**  
September quarter 2020: \$750,000

## Comparable Properties



**8 Chardonnay Gr CHIRNSIDE PARK 3116 (REI)** Agent Comments



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** House  
**Land Size:** 741 sqm approx



**8 Huntingdale Dr CHIRNSIDE PARK 3116 (VG)** Agent Comments



**Price:** \$900,000  
**Method:** Sale  
**Date:** 16/05/2020  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx



**12 Carole Av CHIRNSIDE PARK 3116 (REI)** Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 24/06/2020  
**Property Type:** House  
**Land Size:** 865 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.