# 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

31 SONGBIRD AVENUE 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 betweer		\$770,000	&	\$830,000
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$700,500	Prop	Property type		Unit	Suburb	Chirnside Park
Period-from	01 Jul 2024	to	30 Jun 20	)25	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
14 COSY PLACE LILYDALE VIC 3140	\$805,000	04-Mar-25
5/24 KARINGAL STREET CROYDON NORTH VIC 3136	\$812,000	30-Jan-25

#### 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: 14 July 2025



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Jemma Sheridan

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Sold Price

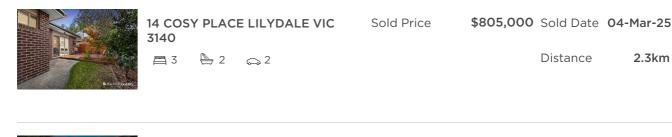
E jemma.sheridan@noeljnes.com.au

\$812,000 Sold Date 30-Jan-25

Distance

2.3km

2.48km





5/24 KARINGAL STREET **CROYDON NORTH VIC 3136** 昌 3 ₽ 2 ్ల 2

RS = Recent sale

UN = Undisclosed Sale

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