## 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	1/63 Victoria Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

Trainge Between   \$7.50,000   \$4.50,000	Range between	\$750,000	&	\$800,000
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### Median sale price

Median price	\$705,750	Pro	perty Type T	ownhouse		Suburb	Chirnside Park
Period - From	08/07/2024	to	07/07/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	5 Porter Mews CHIRNSIDE PARK 3116	\$770,000	16/03/2025
2	14 Cosy PI LILYDALE 3140	\$805,000	04/03/2025
3	13a Kerr St LILYDALE 3140	\$770,000	01/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 15:21













Property Type: Townhouse

(Single

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Townhouse Price 08/07/2024 - 07/07/2025: \$705,750

# Comparable Properties

5 Porter Mews CHIRNSIDE PARK 3116 (VG)

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<del>6</del>

**Agent Comments** 

Price: \$770,000 Method: Sale Date: 16/03/2025

**Property Type:** House (Res) **Land Size:** 484 sqm approx



14 Cosy PI LILYDALE 3140 (REI/VG)

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**a** 2

**Agent Comments** 

Price: \$805,000 Method: Private Sale Date: 04/03/2025

Property Type: Townhouse (Single)



13a Kerr St LILYDALE 3140 (REI/VG)

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Agent Comments

Price: \$770,000 Method: Private Sale Date: 01/03/2025 Property Type: Unit

Account - Jellis Craig | P: 03 9726 8888





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