

# STATEMENT OF INFORMATION

1 AVON PLACE, CHIRNSIDE PARK, VIC 3116

PREPARED BY PHIL LICCIARDI, MCGRATH CROYDON, PHONE: 0408 808 108



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

1 AVON PLACE, CHIRNSIDE PARK, VIC 3116

### Indicative selling price

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

Price Range: \$800,000 to \$860,000

### Median sale price

Median price

\$890,000

Property type

House

Suburb

CHIRNSIDE PARK

Period

01 October 2023 to 31 March 2024

Source

pricfinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

|  |           |            |
|--|-----------|------------|
| 89 BILLANOOK WAY, CHIRNSIDE PARK, VIC 3116 | \$810,000 | 22/02/2024 |
| 3 BELLARA DR, MOOROOLBARK, VIC 3138        | \$825,000 | 20/03/2024 |

This Statement of Information was prepared on:

15/06/2024