

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

1 Cotswold Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$882,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 30/09/2023 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	9 Nimblefoot Way LILYDALE 3140	\$1,134,000	23/05/2023
2	92 Partridge Way MOOROOLBARK 3138	\$1,080,000	02/09/2023
3	57 Rolling Hills Rd CHIRNSIDE PARK 3116	\$1,050,000	21/08/2023

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:

21/11/2023 22:11

1 Cotswold Court, Chirnside Park Vic 3116

**Jellis
Craig**

Zen Chan

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2023: \$882,500



5 3 2

Property Type: House

Land Size: 1056 sqm approx

Agent Comments

Comparable Properties



9 Nimblefoot Way LILYDALE 3140 (REI/VG)

Agent Comments

4 2 4

Price: \$1,134,000

Method: Private Sale

Date: 23/05/2023

Property Type: House

Land Size: 703 sqm approx



92 Partridge Way MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Private Sale

Date: 02/09/2023

Property Type: House

Land Size: 872 sqm approx



57 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

5 3 3

Price: \$1,050,000

Method: Private Sale

Date: 21/08/2023

Property Type: House

Land Size: 862 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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