

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

11 Henley Bridge Road, Chirnside Park Vic 3116
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Indicative selling price

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

Range between

\$660,000

 &

\$720,000

Median sale price

Median price

\$927,500

 Property Type

House

 Suburb

Chirnside Park

Period - From

01/01/2024

 to

31/03/2024

 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	32 Oak Ct CHIRNSIDE PARK 3116	\$690,000	21/12/2023
2	14 Oak Ct CHIRNSIDE PARK 3116	\$675,000	01/12/2023
3	27 Henley Bridge Rd CHIRNSIDE PARK 3116	\$659,000	02/04/2024

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:

21/05/2024 15:52



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

March quarter 2024: \$927,500

Comparable Properties



32 Oak Ct CHIRNSIDE PARK 3116 (VG)

Agent Comments

2 - -

Price: \$690,000

Method: Sale

Date: 21/12/2023

Property Type: Flat/Unit/Apartment (Res)



14 Oak Ct CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

2 2 2

Price: \$675,000

Method: Private Sale

Date: 01/12/2023

Property Type: Townhouse (Single)



27 Henley Bridge Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$659,000

Method: Private Sale

Date: 02/04/2024

Property Type: Townhouse (Res)