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 Nicklaus Place, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$840,000		&		\$895,000			
Median sale p	rice							
Median price	\$870,000	Pro	operty Type	Ηοι	ise		Suburb	Chirnside Park
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8 Turnberry La CHIRNSIDE PARK 3116	\$1,100,000	20/10/2023
2	9 Nicklaus PI CHIRNSIDE PARK 3116	\$1,075,000	12/11/2023
3			

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:

21/02/2024 13:40



RT Edgar





Property Type: House Agent Comments

Indicative Selling Price \$840,000 - \$895,000 Median House Price Year ending December 2023: \$870,000

Comparable Properties



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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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