

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 consumer.vic.gov.au/underquoting

Range between \$840,000 & \$895,000

Median sale price

Median price \$870,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2023 to 31/12/2023 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	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



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Property Type: House

Agent Comments

Indicative Selling Price

\$840,000 - \$895,000

Median House Price

Year ending December 2023: \$870,000

Comparable Properties



8 Turnberry La CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 -

Price: \$1,100,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)

Land Size: 457 sqm approx



9 Nicklaus PI CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Private Sale

Date: 12/11/2023

Property Type: House

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.

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