

# 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

12 St Andrews Court, Chirnside Park Vic 3116
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### Indicative selling price

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

Range between 

\$650,000
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 & 

\$700,000
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### Median sale price

Median price 

\$702,000
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 Property Type 

Unit
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 Suburb 

Chirnside Park
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	33 Henley Bridge Rd CHIRNSIDE PARK 3116	\$654,000	05/12/2023

**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: 

24/03/2024 18:24
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2   2   2

**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 251 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
Year ending December 2023: \$702,000

## 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)



**33 Henley Bridge Rd CHIRNSIDE PARK 3116 (VG)**

Agent Comments

2   -   -

**Price:** \$654,000  
**Method:** Sale  
**Date:** 05/12/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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