

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

18 Simmons Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$770,000 & \$840,000

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	18 Chirnside Dr CHIRNSIDE PARK 3116	\$850,000	07/02/2024
2	30 Vista Dr CHIRNSIDE PARK 3116	\$790,500	20/12/2023
3	197a Maroondah Hwy CHIRNSIDE PARK 3116	\$770,000	16/04/2024

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:

15/05/2024 13:18



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median House Price

March quarter 2024: \$927,500

Comparable Properties



18 Chirnside Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

4 2 1

Price: \$850,000

Method: Private Sale

Date: 07/02/2024

Property Type: House (Res)

Land Size: 414 sqm approx



30 Vista Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

3 2 2

Price: \$790,500

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 407 sqm approx



197a Maroondah Hwy CHIRNSIDE PARK 3116 (REI) Agent Comments

4 2 1

Price: \$770,000

Method: Private Sale

Date: 16/04/2024

Property Type: House

Land Size: 415 sqm approx

Account - Jellis Craig | P: 03 9870 6211