

## 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

25 BOTANICA DRIVE CHIRNSIDE PARK VIC 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

40 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116	\$960,000	04-Mar-24
10 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116	\$990,000	08-Nov-23

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 6 months.

This Statement of Information was prepared on: 26 April 2024



**40 SHERWOOD ROAD CHIRNSIDE  
PARK VIC 3116**

Sold Price

<sup>RS</sup> **\$960,000** <sup>UN</sup>

Sold Date **04-Mar-24**

 4  2  2

Distance **0.26km**



**10 SHERWOOD ROAD CHIRNSIDE  
PARK VIC 3116**

Sold Price

**\$990,000**

Sold Date **08-Nov-23**

 3  2  2

Distance **0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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