

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

3 Buxton Street, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	52 Sherwood Rd CHIRNSIDE PARK 3116	\$1,100,000	24/12/2023
2	3 Joel PI MOOROOLBARK 3138	\$1,080,000	16/02/2024
3	13 Goodwin St CHIRNSIDE PARK 3116	\$1,068,000	09/03/2024

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:

13/06/2024 09:47



4 2 2

Property Type: House
Land Size: 412 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2024: \$927,500

Comparable Properties



52 Sherwood Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 375 sqm approx



3 Joel PI MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 600 sqm approx



13 Goodwin St CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$1,068,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 462 sqm approx

Account - Barry Plant | P: 03 9735 3300