

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

4 Lukes Close, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$882,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 30/09/2023 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	14 Cumberland Cr CHIRNSIDE PARK 3116	\$826,500	01/10/2023
2	14 Saddleback Ridg CHIRNSIDE PARK 3116	\$806,000	30/11/2023
3	2a Akarana Rd CHIRNSIDE PARK 3116	\$785,000	22/12/2023

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:

04/01/2024 07:17



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2023: \$882,500

Comparable Properties



14 Cumberland Cr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$826,500

Method: Private Sale

Date: 01/10/2023

Property Type: House

Land Size: 859 sqm approx



14 Saddleback Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$806,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 559 sqm approx



2a Akarana Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 506 sqm approx

Account - Ray White Croydon | P: 03 9725 7444