

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

70 Columbia Boulevard, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$880,000

Property Type House

Suburb Chirnside Park

Period - From 06/06/2023

to 05/06/2024

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	27 Great Oak Ct MOOROOLBARK 3138	\$1,300,000	12/04/2024
2	8 West Lnk CHIRNSIDE PARK 3116	\$1,275,000	10/05/2024
3	5 Clubpoint Dr CHIRNSIDE PARK 3116	\$1,205,000	04/04/2024

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:

06/06/2024 17:32

70 Columbia Boulevard, Chirnside Park Vic 3116

Harcourts

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

06/06/2023 - 05/06/2024: \$880,000



Property Type: Land
Land Size: 693 sqm approx
[Agent Comments](#)

Comparable Properties



27 Great Oak Ct MOOROOLBARK 3138 (REI)

[Agent Comments](#)



Price: \$1,300,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 869 sqm approx



8 West Ln CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)



Price: \$1,275,000
Method: Private Sale
Date: 10/05/2024
Property Type: House (Res)



5 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

[Agent Comments](#)



Price: \$1,205,000
Method: Private Sale
Date: 04/04/2024
Property Type: House (Res)
Land Size: 956 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress