

# 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 95 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)

Range between \$900,000 & \$990,000

### 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	13 Goodwin St CHIRNSIDE PARK 3116	\$1,068,000	09/03/2024
2	40 Sherwood Rd CHIRNSIDE PARK 3116	\$960,000	04/03/2024
3			

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: 27/05/2024 09:52

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4 2 2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 389 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

March quarter 2024: \$927,500

## Comparable Properties



**13 Goodwin St CHIRNSIDE PARK 3116 (REI)**

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



**40 Sherwood Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments

4 2 2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** House

**Land Size:** 434 sqm approx

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.

Account - Ray White Lilydale | P: 03 9735 5050 | F: 03 9739 5080



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