

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

8 Yeoman Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$980,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 31/12/2022 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	18 Belsay Cha CHIRNSIDE PARK 3116	\$705,000	19/08/2022
2	16A Meadowgate Dr CHIRNSIDE PARK 3116	\$705,000	13/12/2022
3	36 Bardaster Blvd CHIRNSIDE PARK 3116	\$680,000	18/11/2022

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:

01/02/2023 11:22



 3  2  2

Property Type: House
Land Size: 195 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
December quarter 2022: \$980,000

Comparable Properties



18 Belsay Cha CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments

 3  2  1

Price: \$705,000
Method: Private Sale
Date: 19/08/2022
Property Type: Townhouse (Single)



16A Meadowgate Dr CHIRNSIDE PARK 3116
(REI)

Agent Comments

 3  1  1

Price: \$705,000
Method: Private Sale
Date: 13/12/2022
Property Type: House



36 Bardaster Blvd CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments

 3  2  1

Price: \$680,000
Method: Private Sale
Date: 18/11/2022
Property Type: Townhouse (Single)
Land Size: 204 sqm approx

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