

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

10 Buvelot Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Chirnside Park

Period - From

06/02/2024

to

05/02/2025

Source

Property Data

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	31a Meadowgate Dr CHIRNSIDE PARK 3116	\$765,000	07/11/2024
2	11a Monomeith St MOOROOLBARK 3138	\$760,000	03/11/2024
3	16 Commerford PI CHIRNSIDE PARK 3116	\$750,000	19/09/2024

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:

06/02/2025 12:17



Property Type: House (Previously Occupied - Detached)
Land Size: 301 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 06/02/2024 - 05/02/2025: \$880,000

Comparable Properties



31a Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 318 sqm approx



11a Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 03/11/2024
Property Type: House
Land Size: 429 sqm approx



16 Commerford Pl CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 363 sqm approx

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