

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	143 Chirnside Street, KINGSVILLE VIC
Including suburb & postcode	

Indicative selling price

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

Single price	X	or range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,295,000	Property type	House	Suburb	KINGSVILLE
Period - From	01/10/2021	to	30/09/2022	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	Sale Date	Size	Bed	Bath	Car
1. 87 Chirnside Street	\$1,300,000	15/07/22	275m2	3	1	1
2. 100 Chirnside Street	\$1,320,000	30/09/22	286m2	3	1	1
3. 159 Chirnside Street	\$1,215,000	07/10/22	270m2	3	1	1

This Statement of Information was prepared on: 05/12/2022

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 153 Chirnside Street	\$1,100,000	27/11/21	259m2	3	1	1
5. 57 Chirnside Street	\$1,500,000	04/12/21	276m2	3	2	1
6. 115 Chirnside Street	\$1,350,000	27/06/22	275m2	4	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	TBC

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
TBC	TBC	TBC	TBC
Size – Land / House	Year Built	Complex/Block	Facilities
275m2 /	1945	N/A	N/A
Owners Corporation	Chattels		
N/A	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
N/A	Auction – 10/12/22 at 10.30am	10% Deposit - Settlement 30 Days	

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.