

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

89 Billanook Way, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$880,000 Property Type House Suburb Chirnside Park

Period - From 08/02/2023 to 07/02/2024 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	2 Woodview Ct CROYDON NORTH 3136	\$775,000	18/11/2023
2	10 Rindlebrook PI WONGA PARK 3115	\$740,000	14/10/2023
3	5 Rosewood PI CHIRNSIDE PARK 3116	\$720,000	30/10/2023

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: 08/02/2024 11:24



Property Type: House (Previously Occupied - Detached)
Land Size: 325 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 08/02/2023 - 07/02/2024: \$880,000

Comparable Properties



2 Woodview Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 18/11/2023
Property Type: Townhouse (Single)



10 Rindlebrook PI WONGA PARK 3115 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 515 sqm approx



5 Rosewood PI CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 30/10/2023
Property Type: House (Res)
Land Size: 300 sqm approx