Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	8 Elfin Court, Chirnside Park Vic 3116
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Indicative selling price

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

Range between	\$870,000	&	\$930,000
Range between	\$870,000	&	\$930,000

Median sale price

Median price	\$900,500	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	28/03/2023	to	27/03/2024	,	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

1	52 St Andrews Dr CHIRNSIDE PARK 3116	\$950,000	19/12/2023
2	2 East Lnk CHIRNSIDE PARK 3116	\$927,500	17/02/2024
3	13 Rolling Hills Rd CHIRNSIDE PARK 3116	\$900,000	07/12/2023

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:	28/03/2024 12:32



Date of sale







Rooms: 6

Property Type: House Land Size: 857 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$930,000 **Median House Price** 28/03/2023 - 27/03/2024: \$900,500

Comparable Properties



52 St Andrews Dr CHIRNSIDE PARK 3116

(REI/VG)

Price: \$950,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 851 sqm approx **Agent Comments**



2 East Lnk CHIRNSIDE PARK 3116 (REI)





Price: \$927,500 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 857 sqm approx **Agent Comments**



13 Rolling Hills Rd CHIRNSIDE PARK 3116

(REI/VG)

Price: \$900,000 Method: Private Sale Date: 07/12/2023 Property Type: House Land Size: 864 sqm approx Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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