

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

4 Bromley Close, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2023

to

30/06/2023

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	9 Little Chipping Dr CHIRNSIDE PARK 3116	\$920,000	17/07/2023
2	13a Roymar Ct WONGA PARK 3115	\$880,000	18/07/2023
3	9 Meadowbank Av CHIRNSIDE PARK 3116	\$815,000	31/03/2023

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:

30/08/2023 13:34



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4 Bromley Close, Chirnside Park

Additional information

Council Rates: \$2543.45pa (Refer S32)
 Water Rates: \$185pq plus usage approx. (Refer S32)
 Neighbourhood Residential Zone Schedule 1
 Significant Landscape Overlay Schedule 23
 Land size: 432sqm approx.
 Free standing single level villa
 Freshly painted
 Parquetry flooring
 High ceilings
 Security doors
 Security alarm
 Ducted heating
 Attic storage with ladder
 Formal lounge room
 Open plan living and dining
 Double garage with auto door
 Low maintenance garden

Rental Estimate

\$550-580pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishing as inspected

Close proximity to

Schools

Chirnside Park Primary- Kimberley Dr, Chirnside Park (2.5km)
 Mooroolbark College- Manchester Rd, Mooroolbark (3.7km)
 Oxley Christian College- Old Melbourne Rd, Chirnside Park (2km)

Shops

Chirnside Park- Maroondah Hwy, Chirnside Park (1.6km)
 Eastland- Maroondah Hwy, Ringwood (11km)

Parks

Goldentree Dr Reserve- Goldentree Dr, Chirnside Park (80m)
 Kimberley Dr Reserve- Kimberley Dr, Chirnside Park (2.2km)

Transport

Mooroolbark Train Station (5km)
 Bus 671 Croydon to Chirnside Park
 Bus 672 Croydon to Wonga Park

Settlement

10% deposit, balance 30/60 days



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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