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

Address	27 Henley Bridge Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Single price \$659,000

Median sale price

Median price	\$702,000	Pro	perty Type Uni	t		Suburb	Chirnside Park
Period - From	01/01/2023	to	31/12/2023	Sc	ource	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

	are so or comparable property	1 1100	Date of Sale
1	15 Henley Bridge Rd CHIRNSIDE PARK 3116	\$689,000	18/09/2023
2	14 Oak Ct CHIRNSIDE PARK 3116	\$675,000	01/12/2023
3	33 Henley Bridge Rd CHIRNSIDE PARK 3116	\$654,000	05/12/2023

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:	07/03/2024 10:13



Date of sale

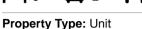


Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

> **Indicative Selling Price** \$659,000 **Median Unit Price**

Year ending December 2023: \$702,000





Land Size: 129 sqm approx **Agent Comments**



Comparable Properties



15 Henley Bridge Rd CHIRNSIDE PARK 3116

(REI/VG) **-**2



Price: \$689,000 Method: Private Sale Date: 18/09/2023 Property Type: House Land Size: 289 sqm approx

14 Oak Ct CHIRNSIDE PARK 3116 (REI/VG)

-2





Price: \$675,000 Method: Private Sale Date: 01/12/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments

Agent Comments



33 Henley Bridge Rd CHIRNSIDE PARK 3116

(VG)

└─ 2





Price: \$654,000 Method: Sale Date: 05/12/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300



