

# 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

27 Henley Bridge Road, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$659,000

### Median sale price

Median price

\$702,000

Property Type

Unit

Suburb

Chirnside Park

Period - From

01/01/2023

to

31/12/2023

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	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

27 Henley Bridge Road, Chirnside Park Vic 3116

**BARRYPLANT**

Carl Payne

0397353300

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cpayne@barryplant.com.au

**Indicative Selling Price**

\$659,000

**Median Unit Price**

Year ending December 2023: \$702,000



 3  2  2

**Property Type:** Unit

**Land Size:** 129 sqm approx

**Agent Comments**

## Comparable Properties



**15 Henley Bridge Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

 2  2  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)**

**Agent Comments**

 2  2  2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Townhouse (Single)



**33 Henley Bridge Rd CHIRNSIDE PARK 3116 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$654,000

**Method:** Sale

**Date:** 05/12/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant | P: 03 9735 3300**



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