## 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 Buvelot Court, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,450,000			
Median sale price								
Median price	\$881,000	Pro	Property Type Ho		louse		Suburb	Chirnside Park
Period - From	28/11/2023	to	27/11/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Paula Way CHIRNSIDE PARK 3116	\$1,400,000	09/10/2024
2	4 Yarraridge Dr CHIRNSIDE PARK 3116	\$1,381,888	01/10/2024
3	30 Glenpark Dr WONGA PARK 3115	\$1,400,000	30/08/2024

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:

28/11/2024 10:17









Property Type: House (Res) Land Size: 692 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 28/11/2023 - 27/11/2024: \$881,000

# **Comparable Properties**

h-	1 Paula Way CHIRNSIDE PARK 3116 (REI)   1   5 1   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2 <td< th=""><th>Agent Comments</th></td<>	Agent Comments
	4 Yarraridge Dr CHIRNSIDE PARK 3116 (REI) 4 3 4 3 4 Price: \$1,381,888 Method: Private Sale Date: 01/10/2024 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments
	30 Glenpark Dr WONGA PARK 3115 (REI/VG) 4 2 2 2 Price: \$1,400,000 Method: Private Sale Date: 30/08/2024 Property Type: House Land Size: 740 sqm approx	Agent Comments

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



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