

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 between \$1,350,000 & \$1,450,000

Median sale price

Median price \$881,000 Property Type House Suburb Chirnside Park

Period - From 28/11/2023 to 27/11/2024 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	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



1 Paula Way CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 692 sqm approx



4 Yarraridge Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,381,888

Method: Private Sale

Date: 01/10/2024

Property Type: House (Res)

Land Size: 791 sqm approx



30 Glenpark Dr WONGA PARK 3115 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 30/08/2024

Property Type: House

Land Size: 740 sqm approx

Account - Barry Plant | P: 03 9735 3300