

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

9 Nicklaus Place, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2022

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	36 St John Ccl CHIRNSIDE PARK 3116	\$1,180,000	29/07/2023
2	2 Turnberry La CHIRNSIDE PARK 3116	\$1,180,000	02/06/2023
3	17 Pinehurst Pl CHIRNSIDE PARK 3116	\$1,000,000	27/07/2023

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:

11/09/2023 10:19



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2023: \$885,000

Comparable Properties



36 St John Ccl CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Private Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 426 sqm approx



2 Turnberry La CHIRNSIDE PARK 3116
(REI/VG)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Private Sale

Date: 02/06/2023

Property Type: House (Res)

Land Size: 359 sqm approx



17 Pinehurst Pl CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 27/07/2023

Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088