

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

83 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$892,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2024

to

30/06/2024

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	3 Buxton St CHIRNSIDE PARK 3116	\$1,085,000	21/06/2024
2	7 Banker Ct LILYDALE 3140	\$1,100,000	16/05/2024
3	3 Joel PI MOOROOLBARK 3138	\$1,080,000	16/02/2024

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:

30/07/2024 09:31

83 Botanica Drive, Chirnside Park Vic 3116



4 2 2

Property Type: House
Land Size: 445 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



3 Buxton St CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 21/06/2024
Property Type: House (Res)
Land Size: 412 sqm approx



7 Banker Ct LILYDALE 3140 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 720 sqm approx



3 Joel PI MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 600 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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