

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

6 Footman Mews, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/04/2024

to

31/03/2025

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	85 Columbia Blvd CHIRNSIDE PARK 3116	\$1,101,000	28/02/2025
2	28 Beaumont Dr CHIRNSIDE PARK 3116	\$1,100,000	24/02/2025
3	43 Camden Dr CHIRNSIDE PARK 3116	\$1,170,000	16/01/2025

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:

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Property Type: Land
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 Year ending March 2025: \$900,000

Comparable Properties



85 Columbia Blvd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,101,000
Method: Private Sale
Date: 28/02/2025
Property Type: House



28 Beaumont Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 496 sqm approx



43 Camden Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 425 sqm approx

Account - Barry Plant | P: 03 9735 3300