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	8 Turnberry Lane, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $882,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 30/09/2023 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	17 Pinehurst Pl CHIRNSIDE PARK 3116	$1,000,000	27/07/2023
3			

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: 19/12/2023 11:22

RT Edgar



3 2 2

Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2023: $882,500

Comparable Properties



36 St John Ccl CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments



17 Pinehurst Pl CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 27/07/2023
Property Type: House
Land Size: 396 sqm approx

Agent Comments

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.

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

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