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	40 Locksley Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	68 Columbia Blvd CHIRNSIDE PARK 3116	$1,388,888	18/08/2023
2	54 Locksley Rd CHIRNSIDE PARK 3116	$1,288,000	12/07/2023
3	99 Botanica Dr CHIRNSIDE PARK 3116	$1,250,000	03/06/2023

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: 20/10/2023 16:37

40 Locksley Road, Chirnside Park Vic 3116

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au



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Property Type: Land

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2023: $882,500

Comparable Properties



68 Columbia Blvd CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $1,388,888
Method: Private Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



54 Locksley Rd CHIRNSIDE PARK 3116 (REI/VG)

4 3 2

Price: $1,288,000
Method: Private Sale
Date: 12/07/2023
Property Type: House
Land Size: 413 sqm approx

Agent Comments



99 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 03/06/2023
Property Type: House
Land Size: 461 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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