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	30 Bardaster Boulevard, Chirnside Park Vic 3116

Indicative selling price

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

Range between $670,000 & $735,000

Median sale price

Median price $701,000 Property Type Townhouse Suburb Chirnside Park

Period - From 13/12/2022 to 12/12/2023 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	84 Amadeo Way CHIRNSIDE PARK 3116	$730,000	24/10/2023
2	27 Bardaster Blvd CHIRNSIDE PARK 3116	$702,000	25/09/2023
3	4/41-45 Karingal St CROYDON NORTH 3136	$692,000	25/10/2023

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: 13/12/2023 13:38

30 Bardaster Boulevard, Chirnside Park Vic 3116



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Property Type:
Agent Comments

Indicative Selling Price
$670,000 - $735,000
Median Townhouse Price
13/12/2022 - 12/12/2023: $701,000

Comparable Properties



84 Amadeo Way CHIRNSIDE PARK 3116 (REI)

3 2 1

Agent Comments

Price: $730,000
Method: Private Sale
Date: 24/10/2023
Property Type: Townhouse (Single)
Land Size: 248 sqm approx



27 Bardaster Blvd CHIRNSIDE PARK 3116 (REI)

3 2 1

Agent Comments

Price: $702,000
Method: Private Sale
Date: 25/09/2023
Property Type: Townhouse (Single)
Land Size: 217 sqm approx



4/41-45 Karingal St CROYDON NORTH 3136 (REI)

3 1 2

Agent Comments

Price: $692,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)
Land Size: 224 sqm approx

Account - Hoskins | P: 98747677, 9722 9755

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