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	7 Muirfield Mews, 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 $696,000 Property Type Townhouse Suburb Chirnside Park

Period - From 17/07/2023 to 16/07/2024 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	8 Turnberry La CHIRNSIDE PARK 3116	$1,100,000	20/10/2023
2	9 Nicklaus Pl CHIRNSIDE PARK 3116	$1,075,000	12/11/2023
3	14 Pinehurst Pl CHIRNSIDE PARK 3116	$1,010,000	05/03/2024

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: 17/07/2024 16:39

7 Muirfield Mews, Chirnside Park Vic 3116



3 2 2

Property Type: Townhouse
Land Size: 298 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
17/07/2023 - 16/07/2024: $696,000

Comparable Properties



8 Turnberry La CHIRNSIDE PARK 3116 (REI/VG)

3 2 -

Price: $1,100,000
Method: Private Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments



9 Nicklaus Pl CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,075,000
Method: Private Sale
Date: 12/11/2023
Property Type: House
Land Size: 401 sqm approx

Agent Comments



14 Pinehurst Pl CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $1,010,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 396 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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