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	158 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $892,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 30/06/2024 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	7 Coombah Ct MOOROOLBARK 3138	$1,215,000	21/06/2024
2	39 Outlook Dr CHIRNSIDE PARK 3116	$1,160,000	01/06/2024
3	5 Clubpoint Dr CHIRNSIDE PARK 3116	$1,205,000	04/04/2024

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: 31/07/2024 13:39

158 Botanica Drive, Chirnside Park Vic 3116



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Property Type: Land
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2024: $892,500

Comparable Properties



7 Coombah Ct MOOROOLBARK 3138 (REI)

5 3 2

Price: $1,215,000
Method: Private Sale
Date: 21/06/2024
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments



39 Outlook Dr CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 623 sqm approx

Agent Comments



5 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

4 2 3

Price: $1,205,000
Method: Private Sale
Date: 04/04/2024
Property Type: House (Res)
Land Size: 956 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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