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	28 Beaumont Drive, Chirnside Park Vic 3116

Indicative selling price

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

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

Median sale price

Median price $926,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2024 to 31/12/2024 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	6 Beaumont Dr CHIRNSIDE PARK 3116	$990,000	26/10/2024
2	2 Willard Way CHIRNSIDE PARK 3116	$1,035,000	18/10/2024
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: 20/02/2025 09:13

28 Beaumont Drive, Chirnside Park Vic 3116

FLETCHERS



4 2 2

Property Type: House
Land Size: 496 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2024: $926,000

Comparable Properties



6 Beaumont Dr CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $990,000
Method: Private Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



2 Willard Way CHIRNSIDE PARK 3116 (REI/VG)

4 2 2

Price: $1,035,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 465 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 - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata .com.au

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