

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

34 Camden Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$1,195,950

Median sale price

Median price \$867,500

Property Type House

Suburb Chirnside Park

Period - From 01/07/2024

to 30/09/2024

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	83 Botanica Dr CHIRNSIDE PARK 3116	\$1,200,000	30/08/2024
2			
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:

25/11/2024 11:11

Brent Peters
9722 9755

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Indicative Selling Price

\$1,195,950

Median House Price

September quarter 2024: \$867,500



 4  2  3

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



83 Botanica Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 30/08/2024

Property Type: House

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 - Hoskins | P: 03 9722 9755