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

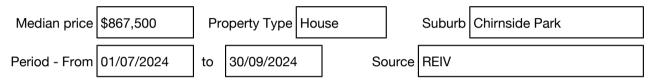
34 Camden Drive, Chirnside Park Vic 3116

Indicative selling price

| For the meaning of this price see consum | ner.vic.gov.au/underquoting |
|--|-----------------------------|
|--|-----------------------------|

Single price \$1,195,950

Median sale price



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 sixmonths 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







Property Type: House **Land Size:** 612 sqm approx Agent Comments Brent Peters 9722 9755 0412 855 810 teampeters@hoskins.com.au

Indicative Selling Price \$1,195,950 Median House Price September quarter 2024: \$867,500

Agent Comments

Comparable Properties



83 Botanica Dr CHIRNSIDE PARK 3116 (REI)

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



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