

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

10 Champagne Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$857,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2023 to 31/12/2023 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	25 Goldentree Dr CHIRNSIDE PARK 3116	\$1,565,000	12/10/2023
2	1 Ally Tce CHIRNSIDE PARK 3116	\$1,375,000	03/10/2023
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:

23/02/2024 16:03



 5  2  2

Property Type: House
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

December quarter 2023: \$857,000

Comparable Properties



25 Goldentree Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,565,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 778 sqm approx



1 Ally Tce CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,375,000
Method: Sold Before Auction
Date: 03/10/2023
Property Type: House (Res)
Land Size: 656 sqm approx

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.