

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 Cumberland Crescent, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$927,500 Property Type House Suburb Chirnside Park

Period - From 01/01/2024 to 31/03/2024 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	27 Parkvalley Dr CHIRNSIDE PARK 3116	\$900,000	03/04/2024
2	43 Circle Ridg CHIRNSIDE PARK 3116	\$883,000	05/03/2024
3	37 Landscape Dr MOOROOLBARK 3138	\$880,000	20/04/2024

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:

13/06/2024 12:38



4 3 2

Rooms: 8
Property Type: House
Land Size: 932 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 March quarter 2024: \$927,500

Comparable Properties

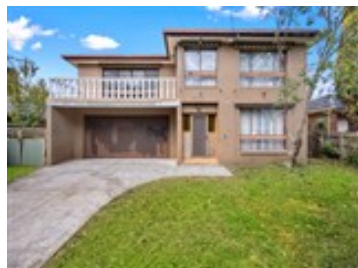


27 Parkvalley Dr CHIRNSIDE PARK 3116
 (REI/VG)

Agent Comments

4 2 2

Price: \$900,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 855 sqm approx



43 Circle Ridg CHIRNSIDE PARK 3116
 (REI/VG)

Agent Comments

4 3 2

Price: \$883,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 862 sqm approx



37 Landscape Dr MOOROOLBARK 3138 (REI)

Agent Comments

4 2 1

Price: \$880,000
Method: Private Sale
Date: 20/04/2024
Property Type: House
Land Size: 866 sqm approx