

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

11 CUMBERLAND CRESCENT CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,650

Property type

House

Suburb

Chirnside Park

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

20 LANCASTER PLACE CHIRNSIDE PARK VIC 3116	\$788,000	18-Feb-23
7 WOODPECKER PASS CHIRNSIDE PARK VIC 3116	\$786,000	24-May-23
9 NELLIE COURT CHIRNSIDE PARK VIC 3116	\$802,500	08-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 02 August 2023



20 LANCASTER PLACE CHIRNSIDE PARK VIC 3116 Sold Price **\$788,000** Sold Date **18-Feb-23**
🏠 3 🚗 1 🚘 2 Distance **0.32km**



7 WOODPECKER PASS CHIRNSIDE PARK VIC 3116 Sold Price **\$786,000** Sold Date **24-May-23**
🏠 3 🚗 1 🚘 2 Distance **1.03km**



9 NELLIE COURT CHIRNSIDE PARK VIC 3116 Sold Price **\$802,500** Sold Date **08-Mar-23**
🏠 3 🚗 1 🚘 2 Distance **2.03km**

RS = Recent sale UN = Undisclosed Sale

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