

## 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

13 JOANNE AVENUE CHIRNSIDE PARK VIC 3116

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$926,650

Property type

House

Suburb

Chirnside Park

Period-from

01 Jul 2023

to

30 Jun 2024

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

1 CUMBERLAND CRESCENT CHIRNSIDE PARK VIC 3116	\$755,000	23-May-24
15 THE PARKWAY CHIRNSIDE PARK VIC 3116	\$767,500	11-May-24
74 BELLARA DRIVE MOOROOLBARK VIC 3138	\$720,000	13-Apr-24

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: 01 July 2024

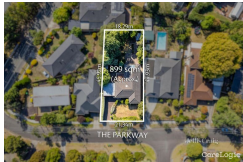


## 1 CUMBERLAND CRESCENT CHIRNSIDE PARK VIC 3116

3 1 2

Sold Price **\$755,000** Sold Date **23-May-24**

Distance **1.89km**



## 15 THE PARKWAY CHIRNSIDE PARK VIC 3116

3 2 2

Sold Price **\$767,500** Sold Date **11-May-24**

Distance **0.98km**



## 74 BELLARA DRIVE MOOROOLBARK VIC 3138

3 1 1

Sold Price **\$720,000** Sold Date **13-Apr-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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