

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

14 Huntingdale Drive, 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)

Single Price

\$690,000

&

\$730,000

**Median sale price**

Median price

\$990,000

Property type

House

Suburb

Chirnside Park

Period - From

01/04/2023

to

30/06/2023

Source

REIV

**Comparable property sales**

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) 16a Meadowgate Drive, Chirnside Park 3116	\$745,000	26/07/2023
2) 1/18 Clubpoint Drive, Chirnside Park 3116	\$717,000	27/05/2023
3) 42 Morokai Grove, Lilydale 3140	\$703,000	20/06/2023

This Statement of Information was prepared on: 14/08/2023