

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 5 Clubpoint Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$870,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2023 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	3 Vintage Gr CHIRNSIDE PARK 3116	\$1,260,000	21/10/2023
2	47 Anthony Dr CHIRNSIDE PARK 3116	\$1,100,000	11/10/2023
3	44 Circle Ridg CHIRNSIDE PARK 3116	\$1,060,000	04/01/2024

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: 19/03/2024 15:23



Property Type: House

Land Size: 956 sqm approx

Agent Comments

Comparable Properties



3 Vintage Gr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 21/10/2023

Property Type: House

Land Size: 753 sqm approx



47 Anthony Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 11/10/2023

Property Type: House (Res)

Land Size: 863 sqm approx



44 Circle Ridg CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 04/01/2024

Property Type: House

Land Size: 1129 sqm approx