

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 52 Huntingdale Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$930,000

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	36 Circle Ridg CHIRNSIDE PARK 3116	\$945,000	24/06/2024
2	1 Arkarra Ct MOOROOLBARK 3138	\$925,000	10/05/2024
3	30 Carole Av CHIRNSIDE PARK 3116	\$900,500	08/07/2024

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: 11/07/2024 11:20



3 2 2

Rooms: 5
Property Type: House
Land Size: 968 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
March quarter 2024: \$927,500

Comparable Properties



36 Circle Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$945,000
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 977 sqm approx



1 Arkarra Ct MOOROOLBARK 3138 (REI)

Agent Comments

4 2 3

Price: \$925,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 896 sqm approx



30 Carole Av CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$900,500
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 865 sqm approx

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