

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 9 Champagne Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

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	25 Goldentree Dr CHIRNSIDE PARK 3116	\$1,565,000	12/10/2023
2	69 Brushy Park Rd WONGA PARK 3115	\$1,450,000	20/01/2024
3	1 Ally Tce CHIRNSIDE PARK 3116	\$1,375,000	03/10/2023

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: 04/03/2024 16:44



5 2 2

Property Type: House

Land Size: 732 sqm approx

Agent Comments

Comparable Properties



25 Goldentree Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 3 2

Price: \$1,565,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 778 sqm approx



69 Brushy Park Rd WONGA PARK 3115 (REI)

Agent Comments

5 2 10

Price: \$1,450,000

Method: Private Sale

Date: 20/01/2024

Property Type: House

Land Size: 1163 sqm approx



1 Ally Tce CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$1,375,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res)

Land Size: 656 sqm approx