

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 CUMBERLAND CRESCENT CHIRNSIDE PARK VIC 3116

Indicative selling price

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

Single Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Mar 2023

to

29 Feb 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

6 CAMPUS GATE CHIRNSIDE PARK VIC 3116	\$925,000	06-Oct-23
22 MEADOWGATE DRIVE CHIRNSIDE PARK VIC 3116	\$942,500	11-Oct-23
26 KIRKFORD DRIVE MOOROOLBARK VIC 3138	\$935,000	26-Feb-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: 14 March 2024



**6 CAMPUS GATE CHIRNSIDE PARK
VIC 3116**

4 2 2

Sold Price

\$925,000

Sold Date

06-Oct-23

Distance

1.22km



**22 MEADOWGATE DRIVE
CHIRNSIDE PARK VIC 3116**

4 2 1

Sold Price

\$942,500

Sold Date

11-Oct-23

Distance

1.19km



**26 KIRKFORD DRIVE
MOOROOLBARK VIC 3138**

4 2 2

Sold Price

^{RS} **\$935,000**

Sold Date

26-Feb-24

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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