

# 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 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)

Range between \$930,000 & \$1,020,000

### Median sale price

Median price \$882,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2022 to 30/09/2023 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	7 Cloverdale La CHIRNSIDE PARK 3116	\$980,000	23/10/2023
2	7 Kadina Ct MOOROOLBARK 3138	\$955,150	03/11/2023
3	6 Campus Gte CHIRNSIDE PARK 3116	\$925,000	17/10/2023

**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:

22/12/2023 18:57

9 Huntingdale Drive, Chirnside Park Vic 3116

**Jellis  
Craig**

Joseph Corsi

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**Indicative Selling Price**

\$930,000 - \$1,020,000

**Median House Price**

Year ending September 2023: \$882,500



 4  2  2

**Property Type:** House (Res)

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**7 Cloverdale La CHIRNSIDE PARK 3116 (REI)**

Agent Comments

 4  2  2

**Price:** \$980,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House (Res)

**Land Size:** 856 sqm approx



**7 Kadina Ct MOOROOLBARK 3138 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$955,150

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 998 sqm approx



**6 Campus Gte CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** House

**Land Size:** 869 sqm approx

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