

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

26 Glendale Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$880,000 Property Type House Suburb Chirnside Park

Period - From 07/11/2023 to 06/11/2024 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	3 Chequers Ct CHIRNSIDE PARK 3116	\$980,000	23/08/2024
2	13 Crown Point Ridg CHIRNSIDE PARK 3116	\$985,000	20/08/2024
3	6 Gretel Pass CHIRNSIDE PARK 3116	\$960,000	12/06/2024

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:

07/11/2024 11:22



5 2 2

Rooms: 7
Property Type: House
Land Size: 879 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
07/11/2023 - 06/11/2024: \$880,000

Comparable Properties



3 Chequers Ct CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

4 2 1

Price: \$980,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 989 sqm approx



13 Crown Point Ridg CHIRNSIDE PARK 3116 (REI) **Agent Comments**

5 2 2

Price: \$985,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 1093 sqm approx



6 Gretel Pass CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

5 3 3

Price: \$960,000
Method: Private Sale
Date: 12/06/2024
Property Type: House