

## 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

33 Crown Point Ridge 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$869,400

Property type

House

Suburb

Chirnside Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

21 Saddleback Ridge Chirnside Park VIC 3116	\$927,000	24-May-21
45 Roseman Road Chirnside Park VIC 3116	\$1,070,000	20-Apr-21

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.

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Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au



**21 Saddleback Ridge Chirnside Park VIC 3116**

Sold Price

**\$927,000**

Sold Date

**24-May-21**



3



2



2

Distance

**0.33km**



**45 Roseman Road Chirnside Park VIC 3116**

Sold Price

**\$1,070,000**

Sold Date

**20-Apr-21**



5



3



2

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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