

## 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

10 LITTLE CHIPPING DRIVE CHIRNSIDE PARK VIC 3116

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Chirnside Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

9 MEADOWBANK AVENUE CHIRNSIDE PARK VIC 3116	\$815,000	31-Mar-23
29 CAROLE AVENUE CHIRNSIDE PARK VIC 3116	\$880,000	25-May-23

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: 06 September 2023



## 9 MEADOWBANK AVENUE CHIRNSIDE PARK VIC 3116

3 2 1

Sold Price **\$815,000** Sold Date **31-Mar-23**

Distance **0.54km**



## 29 CAROLE AVENUE CHIRNSIDE PARK VIC 3116

3 1 4

Sold Price **\$880,000** Sold Date **25-May-23**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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