

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 Grandvalley Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$881,000 Property Type House Suburb Chirnside Park

Period - From 27/11/2023 to 26/11/2024 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	44 Morokai Gr LILYDALE 3140	\$775,270	28/08/2024
2	13 Joanne Av CHIRNSIDE PARK 3116	\$740,000	05/08/2024
3	5 Campus Gate CHIRNSIDE PARK 3116	\$795,000	08/07/2024

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:

27/11/2024 16:26



3 1 2

Property Type: House
Land Size: 928 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
27/11/2023 - 26/11/2024: \$881,000

Comparable Properties



44 Morokai Gr LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$775,270
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 864 sqm approx



13 Joanne Av CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 1 1

Price: \$740,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 852 sqm approx



5 Campus Gate CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 1 2

Price: \$795,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 945 sqm approx

Account - Barry Plant | P: 03 9735 3300