

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

| |
|---|
| 13 Crown Point Ridge, Chirnside Park Vic 3116 |
|---|

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$892,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 30/06/2024 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 | 8 Elfin Ct CHIRNSIDE PARK 3116 | \$923,000 | 03/05/2024 |
| 2 | 37 Landscape Dr MOOROOLBARK 3138 | \$880,000 | 20/04/2024 |
| 3 | 2 East Lnk CHIRNSIDE PARK 3116 | \$927,500 | 17/02/2024 |

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: 07/08/2024 12:55



5 2

Rooms: 8
Property Type: House
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median House Price
June quarter 2024: \$892,500

Comparable Properties



8 Elfin Ct CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 3

Price: \$923,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 855 sqm approx



37 Landscape Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

4 2 1

Price: \$880,000
Method: Private Sale
Date: 20/04/2024
Property Type: House
Land Size: 866 sqm approx



2 East Lnk CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

4 2 2

Price: \$927,500
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 857 sqm approx

Account - Barry Plant | P: 03 9735 3300