## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$930,000			
Median sale p	rice							
Median price	\$892,500	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/04/2024	to	30/06/2024		So	ource	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.

Ad	dress 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









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)



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

Agent Comments

Agent Comments



37 Landscape Dr MOOROOLBARK 3138 (REI/VG) 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

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



propertydata

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