

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

\$650,000

 &

\$715,000

Median sale price

Median price

\$884,000

 Property Type

House

 Suburb

Chirnside Park

Period - From

01/10/2023

 to

30/09/2024

 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	34 Carole Av CHIRNSIDE PARK 3116	\$770,000	10/01/2025
2	8 Country Club Dr CHIRNSIDE PARK 3116	\$667,000	07/01/2025
3	76 St Andrews Dr CHIRNSIDE PARK 3116	\$722,000	21/11/2024

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:

14/01/2025 09:38



3 1 2

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

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending September 2024: \$884,000

Comparable Properties



34 Carole Av CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$770,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 862 sqm approx



8 Country Club Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 1

Price: \$667,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 858 sqm approx



76 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 1

Price: \$722,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 868 sqm approx

Account - Barry Plant | P: 03 9735 3300