Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10 Grandvalley Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$884,000	Pro	perty 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

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



Date of sale











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

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

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

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





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