

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

76 Yarra Valley Boulevard, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,280,000 & \$1,400,000

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	11 Chatswood Gr CHIRNSIDE PARK 3116	\$1,385,000	19/04/2024
2	5 Tournament Rd CHIRNSIDE PARK 3116	\$1,380,000	10/05/2024
3	24 Cumberland Cr CHIRNSIDE PARK 3116	\$1,300,000	02/07/2024

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:

18/07/2024 11:49

76 Yarra Valley Boulevard, Chirnside Park Vic 3116



Leah Bannerman

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Indicative Selling Price

\$1,280,000 - \$1,400,000

Median House Price

June quarter 2024: \$892,500



5 2 2

Rooms: 10

Property Type: House (Res)

Land Size: 1005 sqm approx

Agent Comments

Comparable Properties



11 Chatswood Gr CHIRNSIDE PARK 3116 (REI) Agent Comments

5 3 3

Price: \$1,385,000

Method: Private Sale

Date: 19/04/2024

Property Type: House

Land Size: 1171 sqm approx



5 Tournament Rd CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

4 2 2

Price: \$1,380,000

Method: Private Sale

Date: 10/05/2024

Property Type: House (Res)

Land Size: 512 sqm approx



24 Cumberland Cr CHIRNSIDE PARK 3116 (REI) Agent Comments

4 3 3

Price: \$1,300,000

Method: Private Sale

Date: 02/07/2024

Property Type: House

Land Size: 1062 sqm approx

Account - Barry Plant | P: 03 9735 3300



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