

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

17 YARRARIDGE DRIVE, CHIRNSIDE PARK, VIC 3116


**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,130,000 to \$1,200,000

**Median sale price**

Median price \$890,000 Property type *House* Suburb CHIRNSIDE PARK

Period - From 01/01/2024 to 31/12/2024 Source 

**Comparable property sales**

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) 55 BRUSHY PARK RD, WONGA PARK, VIC 3115	\$1,120,000	03/10/2024
2) 22 DRUMMER HILL LANE, MOOROOLBARK, VIC 3138	\$1,189,000	16/08/2023

This Statement of Information was prepared on: 09/01/2024