

# 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

8 Bridle Path, 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)

Range between

\$1,195,000

&

\$1,295,000

### Median sale price

Median price

\$900,000

Property Type

House

Suburb

Chirnside Park

Period - From

30/07/2024

to

29/01/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
17 Chevalier Cr, Mooroolbark Vic	\$1,200,000	28/10/2024
5 Greenbank Dr, Mooroolbark Vic	\$1,300,000	03/10/2024
4 Yarraridge Dr, CHIRNSIDE PARK Vic	\$1,381,888	01/10/2024

This Statement of Information was prepared on:

30/01/2025