

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 Haldane Close, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$926,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2024 to 31/12/2024 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	66 Sherwood Rd CHIRNSIDE PARK 3116	\$1,300,000	20/11/2024
2	61 Outlook Dr CHIRNSIDE PARK 3116	\$1,280,000	08/11/2024
3	20 Haldane Cl CHIRNSIDE PARK 3116	\$1,310,000	25/10/2024

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:

29/01/2025 16:37



Property Type: House (Res)

Land Size: 474 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

December quarter 2024: \$926,000

Comparable Properties



66 Sherwood Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 20/11/2024

Property Type: House (Res)

Land Size: 507 sqm approx



61 Outlook Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 08/11/2024

Property Type: House

Land Size: 578 sqm approx



20 Haldane Cl CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 25/10/2024

Property Type: House

Land Size: 542 sqm approx

Account - Barry Plant | P: 03 9735 3300