Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

10 Haldane Close, Chirnside Park Vic 3116
I

Indicative selling price

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

Range between \$1,280,000	&	\$1,350,000
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Median sale price

Median price	\$926,000	Pro	perty 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

Add	dress 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 CI CHIRNSIDE PARK 3116	\$1,310,000	25/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)







Price: \$1,300,000 Method: Private Sale Date: 20/11/2024

Property Type: House (Res) Land Size: 507 sqm approx

Agent Comments



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 CI CHIRNSIDE PARK 3116 (REI)







Price: \$1,310,000 Method: Private Sale Date: 25/10/2024 Property Type: House Land Size: 542 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300





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