

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

6 Cumberland Crescent Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

7 Polaris Way Chirnside Park VIC 3116	\$882,000	22-Mar-21
71 Rolling Hills Road Chirnside Park VIC 3116	\$860,000	17-Mar-21
61 Rolling Hills Road Chirnside Park VIC 3116	\$850,000	02-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 07 April 2021



7 Polaris Way Chirnside Park VIC 3116

 4  2  2

Sold Price

^{RS} **\$882,000**

Sold Date **22-Mar-21**

Distance **0.1km**



71 Rolling Hills Road Chirnside Park VIC 3116

 4  2  2

Sold Price

^{RS} **\$860,000**

Sold Date **17-Mar-21**

Distance **0.14km**



61 Rolling Hills Road Chirnside Park VIC 3116

 5  2  2

Sold Price

^{RS} **\$850,000**

Sold Date **02-Apr-21**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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