

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

21 Cumberland Crescent, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2023

to

31/12/2023

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	52 St Andrews Dr CHIRNSIDE PARK 3116	\$950,000	19/12/2023
2	6 Campus Gte CHIRNSIDE PARK 3116	\$925,000	17/10/2023
3	13 Rolling Hills Rd CHIRNSIDE PARK 3116	\$900,000	07/12/2023

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:

01/02/2024 09:25



Rooms: 5
Property Type: House
Land Size: 948 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 Year ending December 2023: \$870,000

Comparable Properties



52 St Andrews Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 851 sqm approx



6 Campus Gte CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 869 sqm approx



13 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 864 sqm approx