

# 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

\$884,000

Property Type

House

Suburb

Chirnside Park

Period - From

02/06/2024

to

01/12/2024

Source

pdol

### Comparable property sales

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
1 3 Goodwin Street Chirnside Park	\$1,229,000	20/11/2024
2 61 Outlook Drive Chirnside Park	\$1,280,000	8/11/2024
3 21 St Andrews Drive Chirnside Park	\$1,290,000	20/09/2024

This Statement of Information was prepared on:

02/12/2024