

# 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 Cumberland Crescent, 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 \$820,000 & \$870,000

### Median sale price

Median price \$884,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2023 to 30/06/2024 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	19 The Brentwoods CHIRNSIDE PARK 3116	\$865,000	25/01/2024
2	78 Roseman Rd CHIRNSIDE PARK 3116	\$850,000	17/04/2024
3	6 Southern Crss CHIRNSIDE PARK 3116	\$830,000	15/05/2024

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.~~

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**Indicative Selling Price**

\$820,000 - \$870,000

**Median House Price**

Year ending June 2024: \$884,000



4   3   2

**Property Type:** House

**Land Size:** 932 sqm approx

**Agent Comments**

3 bedroom 2 bathroom home, plus 1 bedroom & bathroom Bungalow

## Comparable Properties



**19 The Brentwoods CHIRNSIDE PARK 3116**  
(REI/VG)

Agent Comments

4   2   2

**Price:** \$865,000

**Method:** Private Sale

**Date:** 25/01/2024

**Property Type:** House (Res)

**Land Size:** 1040 sqm approx



**78 Roseman Rd CHIRNSIDE PARK 3116**  
(REI/VG)

Agent Comments

4   2   2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** House

**Land Size:** 1015 sqm approx



**6 Southern Crss CHIRNSIDE PARK 3116 (VG)**

Agent Comments

4   -   -

**Price:** \$830,000

**Method:** Sale

**Date:** 15/05/2024

**Property Type:** House (Res)

**Land Size:** 869 sqm approx

Account - Barry Plant | P: 03 9735 3300



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