

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 THE WALLABY RUN CHIRNSIDE PARK VIC 3116	\$983,000	18-Nov-24
30 VILLAGE GREEN CHIRNSIDE PARK VIC 3116	\$940,000	11-Oct-24
6 BEAUMONT DRIVE CHIRNSIDE PARK VIC 3116	\$990,000	26-Oct-24

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: 17 February 2025

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**1 THE WALLABY RUN CHIRNSIDE  
PARK VIC 3116**

4 2 2

Sold Price

**\$983,000**

Sold Date

**18-Nov-24**

Distance

**0.78km****30 VILLAGE GREEN CHIRNSIDE  
PARK VIC 3116**

4 2 2

Sold Price

**\$940,000**

Sold Date

**11-Oct-24**

Distance

**1.66km****6 BEAUMONT DRIVE CHIRNSIDE  
PARK VIC 3116**

4 2 2

Sold Price

**\$990,000**

Sold Date

**26-Oct-24**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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