

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

1 Cumberland Crescent, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$927,500

Property Type House

Suburb Chirnside Park

Period - From 01/01/2024

to

31/03/2024

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	50 Parkvalley Dr CHIRNSIDE PARK 3116	\$735,000	03/05/2024
2	4 Lukes Cl CHIRNSIDE PARK 3116	\$735,000	10/04/2024
3	54a Vista Dr CHIRNSIDE PARK 3116	\$700,000	21/04/2024

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.~~

This Statement of Information was prepared on:

16/05/2024 10:37

1 Cumberland Crescent, Chirnside Park Vic 3116



3 1 2

Rooms: 4

Property Type: House

Land Size: 856 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

March quarter 2024: \$927,500

Comparable Properties



50 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

3 2 1

Price: \$735,000

Method: Private Sale

Date: 03/05/2024

Property Type: House



4 Lukes Ct CHIRNSIDE PARK 3116 (REI) Agent Comments

3 1 2

Price: \$735,000

Method: Private Sale

Date: 10/04/2024

Property Type: House

Land Size: 738 sqm approx



54a Vista Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

3 2 1

Price: \$700,000

Method: Private Sale

Date: 21/04/2024

Property Type: House

Land Size: 431 sqm approx

Account - Barry Plant | P: 03 9735 3300



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