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

5 Stanley Street, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,300,000		&		\$3,600,000				
Median sale price									
Median price	\$926,000	Pro	Property Type Ho		ouse		Suburb	Chirnside Park	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Stanley St CHIRNSIDE PARK 3116	\$3,120,000	23/07/2024
2	130 Sunset Dr CHIRNSIDE PARK 3116	\$3,800,000	29/06/2024
3	110 Anthony Dr CHIRNSIDE PARK 3116	\$3,200,000	05/06/2024

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:

29/01/2025 17:44







Property Type: House (Previously Occupied - Detached) Land Size: 20000 sqm approx Agent Comments Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price December quarter 2024: \$926,000

Comparable Properties

3 Stanley St CHIRNSIDE PARK 3116 (REI/VG) Image: Barbon Stanley St CHIRNSIDE PARK 3120,000 Image: Barbon St CHIRNSIDE PARK 3120,000 <th>Agent Comments</th>	Agent Comments
130 Sunset Dr CHIRNSIDE PARK 3116 (REI/VG) 1 5 11 Price: \$3,800,000 Method: Expression of Interest Date: 29/06/2024 Property Type: House (Res) Land Size: 19951 sqm approx	Agent Comments
110 Anthony Dr CHIRNSIDE PARK 3116 (VG) ↓ 4 ↓ - ↓ ↓ - Price: \$3,200,000 Method: Sale Date: 05/06/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 26342 sqm approx	Agent Comments

Account - Woodards | P: 0390563899



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