

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 between \$3,300,000 & \$3,600,000

Median sale price

Median price \$926,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2024 to 31/12/2024 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	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)

Agent Comments



Price: \$3,120,000
Method: Private Sale
Date: 23/07/2024
Property Type: House
Land Size: 20300 sqm approx



130 Sunset Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$3,800,000
Method: Expression of Interest
Date: 29/06/2024
Property Type: House (Res)
Land Size: 19951 sqm approx



110 Anthony Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments



Price: \$3,200,000
Method: Sale
Date: 05/06/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 26342 sqm approx

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