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

3 Mansion Place, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$850,000		&		\$920,000					
Median sale price										
Median price	\$895,000	Pro	Property Type		House		Suburb	Chirnside Park		
Period - From	01/01/2025	to	31/03/2025		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	14 Clubpoint Dr CHIRNSIDE PARK 3116	\$875,000	26/03/2025
2	1 Partridge Way MOOROOLBARK 3138	\$884,000	22/03/2025
3	7 Carrington Ct CHIRNSIDE PARK 3116	\$892,500	13/12/2024

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:

28/05/2025 15:29









Property Type: House (Res) **Land Size:** 1027 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price March quarter 2025: \$895,000

Comparable Properties

14 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG) 1 1 1 1 5 Price: \$875,000 Method: Private Sale Date: 26/03/2025 Property Type: House (Res) Land Size: 867 sqm approx	Agent Comments
1 Partridge Way MOOROOLBARK 3138 (REI/VG) 1 4 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
7 Carrington Ct CHIRNSIDE PARK 3116 (REI/VG) 4 2 2 2 Price: \$892,500 Method: Private Sale Date: 13/12/2024 Property Type: House (Res) Land Size: 1155 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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