

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

4 CADDIE CRESCENT CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,750

Property type

House

Suburb

Chirnside Park

Period-from

01 Apr 2024

to

31 Mar 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

3 OUTLOOK DRIVE CHIRNSIDE PARK VIC 3116	\$1,100,500	02-Dec-24
85 COLUMBIA BOULEVARD CHIRNSIDE PARK VIC 3116	\$1,101,000	28-Feb-25
28 BEAUMONT DRIVE CHIRNSIDE PARK VIC 3116	\$1,100,000	24-Feb-25

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 April 2025

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**3 OUTLOOK DRIVE CHIRNSIDE
PARK VIC 3116**

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Sold Price **\$1,100,500** Sold Date **02-Dec-24**Distance **0.03km****85 COLUMBIA BOULEVARD
CHIRNSIDE PARK VIC 3116**

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Sold Price ^{RS} **\$1,101,000** Sold Date **28-Feb-25**Distance **0.08km****28 BEAUMONT DRIVE CHIRNSIDE
PARK VIC 3116**

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Sold Price **\$1,100,000** Sold Date **24-Feb-25**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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