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	10 Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price $785,000

Median sale price

Median price $721,000 Property Type Unit Suburb Chirnside Park

Period - From 01/07/2024 to 30/09/2024 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	1a Coombah Ct MOOROOLBARK 3138	$743,000	11/11/2024
2	31a Meadowgate Dr CHIRNSIDE PARK 3116	$765,000	07/11/2024
3	40 Clubpoint Dr CHIRNSIDE PARK 3116	$790,000	04/11/2024

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: 06/12/2024 09:07

10 Chirnside Drive, Chirnside Park Vic 3116

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 2 2

Property Type: House
Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price
$785,000
Median Unit Price
September quarter 2024: $721,000

Comparable Properties



1a Coombah Ct MOOROOLBARK 3138 (REI)

3 2 2

Price: $743,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 429 sqm approx

Agent Comments



31a Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $765,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 318 sqm approx

Agent Comments



40 Clubpoint Dr CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 393 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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