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<br>Including suburb and postcode | 4 Yarraridge Drive, Chirnside Park Vic 3116 |

## Indicative selling price

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

Range between $1,395,000 & $1,425,000

## Median sale price

Median price $892,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2024 to 30/06/2024 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 | 10 Champagne Rise CHIRNSIDE PARK 3116 | $1,450,000 | 20/04/2024 |
| 2 | 11 Chatswood Gr CHIRNSIDE PARK 3116 | $1,385,000 | 19/04/2024 |
| 3 | 48 Neuparth Rd CROYDON NORTH 3136 | $1,350,000 | 15/03/2024 |

**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: 10/09/2024 14:59

# 4 Yarraridge Drive, Chirnside Park Vic 3116

Regina Atkinson
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4 3 4

**Property Type:** House
**Land Size:** 791 sqm approx

Agent Comments

**Indicative Selling Price**
$1,395,000 - $1,425,000
**Median House Price**
June quarter 2024: $892,500

## Comparable Properties



**10 Champagne Rise CHIRNSIDE PARK 3116 (REI/VG)**

5 2 2

**Price:** $1,450,000
**Method:** Private Sale
**Date:** 20/04/2024
**Property Type:** House (Res)
**Land Size:** 772 sqm approx

Agent Comments



**11 Chatswood Gr CHIRNSIDE PARK 3116 (REI/VG)**

5 3 3

**Price:** $1,385,000
**Method:** Private Sale
**Date:** 19/04/2024
**Property Type:** House
**Land Size:** 1171 sqm approx

Agent Comments



**48 Neuparth Rd CROYDON NORTH 3136 (REI/VG)**

5 3 1

**Price:** $1,350,000
**Method:** Private Sale
**Date:** 15/03/2024
**Property Type:** House
**Land Size:** 1040 sqm approx

Agent Comments



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