

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

16 Chirnside Drive, Chirnside Park

Indicative selling price

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

Single price **\$569,950**

or range between \$

&

\$

Median sale price

Median price **\$721,000**

Property type **House**

Suburb **Chirnside Park**

Period - From **01/07/2019**

to

30/09/2019

Source **REIU**

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)	25a Clubpoint Dr, Chirnside Park	\$585,500	09/08/2019
2)	1 Carole Av, Chirnside Park	\$575,000	09/09/2019
3)	110 Victoria Road, Lilydale	\$555,000	24/09/2019

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: **November 27, 2019 09:20am**