

## 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

26 Sugar Loaf Drive, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$789,950

#### Median sale price

Median price

\$765,000

House

X

Unit

Suburb

Chirnside Park

Period - From

01/04/2017

to

30/06/2017

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	50 Edward Rd CHIRNSIDE PARK 3116	\$805,000	09/08/2017
2	29 Regency Rise CHIRNSIDE PARK 3116	\$800,000	31/08/2017
3	85 Rolling Hills Rd CHIRNSIDE PARK 3116	\$770,000	03/09/2017

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.~~



**Rooms:**  
**Property Type:** Land  
**Land Size:** 878 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$789,950  
**Median House Price**  
June quarter 2017: \$765,000

## Comparable Properties



**50 Edward Rd CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$805,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx



**29 Regency Rise CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 31/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx



**85 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 03/09/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx