

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

Median sale price

Median price	\$765,000	Hou	ise 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

	and the construction of th		
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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





Price

Date of sale

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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)





Price: \$805,000

Method: Sold Before Auction

Date: 09/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 904 sqm approx

Agent Comments



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

Agent Comments



85 Rolling Hills Rd CHIRNSIDE PARK 3116

(REI)





Price: \$770,000 Method: Private Sale Date: 03/09/2017

Rooms: 8

Property Type: House (Res) Land Size: 874 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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