
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 41 Switchback Road, CHIRNSIDE PARK

Indicative selling price

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

Range between \$ 680,000 & \$ 748,000

Median sale price

Median price \$ 709,500 House X Suburb CHIRNSIDE PARK

Period - From JAN 2017 to MARCH 2017 Source REIV propertydata.com.au

Comparable property sales

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 5 Melba Place, CHIRNSIDE PARK	\$ 707,000	26/03/2017
2 4 Windsong Pass, CHIRNSIDE PARK	\$ 735,000	13/02/2017
3 57 Edward Road, CHIRNSIDE PARK	\$ 702,200	20/02/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 17 May 2017.