

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**110 EDWARD ROAD, CHIRNSIDE PARK,**

4 2 2

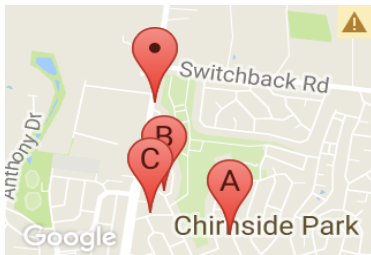
**Indicative Selling Price**

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

**Price Range: \$680,000 to \$740,000**

Provided by: Michael Collins, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**CHIRNSIDE PARK, VIC, 3116**

**Suburb Median Sale Price (House)**

**\$735,000**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**49 COUNTRY CLUB DR, CHIRNSIDE PARK, VIC**

5 3 4

**Sale Price**

**\*\$750,000**

Sale Date: 28/04/2018

Distance from Property: 1.1 km



**76 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116**

3 2 2

**Sale Price**

**\$725,000**

Sale Date: 06/03/2018

Distance from Property: 638m



**9 THE PKWY, CHIRNSIDE PARK, VIC 3116**

3 2 2

**Sale Price**

**\$702,000**

Sale Date: 20/02/2018

Distance from Property: 795m



This report has been compiled on 24/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

110 EDWARD ROAD, 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)

Price Range:

\$680,000 to \$740,000

Median sale price

Median price

\$735,000

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 October 2017 to 31 March 2018

Source



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
49 COUNTRY CLUB DR, CHIRNSIDE PARK, VIC 3116	*\$750,000	28/04/2018
76 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116	\$725,000	06/03/2018
9 THE PKWY, CHIRNSIDE PARK, VIC 3116	\$702,000	20/02/2018