

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

3 The Brentwoods Chirnside Park VIC 3116

Indicative selling price

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

Single Price

\$649,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

5 Rolloway Rise Chirnside Park VIC 3116	\$691,250	25-Oct-19
6 Buggyride Lane Chirnside Park VIC 3116	\$630,000	25-Oct-19
8 View Point Drive Chirnside Park VIC 3116	\$670,000	01-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 20 November 2019



5 Rolloway Rise Chirnside Park VIC 3116

 3
  2
  2

Sold Price

^{RS} **\$691,250**

Sold Date

25-Oct-19

Distance

1.2km


6 Buggyride Lane Chirnside Park VIC 3116

 3
  1
  2

Sold Price

^{RS} **\$630,000** ^{UN}

Sold Date

25-Oct-19

Distance

0.51km


8 View Point Drive Chirnside Park VIC 3116

 3
  1
  2

Sold Price

\$670,000

Sold Date

01-Jun-19

Distance

1.74km
RS = Recent sale

UN = Undisclosed Sale

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