

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	27 Huntingdale Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$590,000

Median sale price

Median price	\$770,000	Hou	ise X	Unit		S	Suburb	Chirnside Park
Period - From	01/04/2018	to	30/06/2018		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.

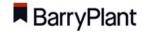
Add	dress of comparable property	Price	Date of sale
1	40a Beresford Rd LILYDALE 3140	\$570,000	29/05/2018
2	43 Valley Ho CHIRNSIDE PARK 3116	\$552,000	18/04/2018
3	28 Beresford Rd LILYDALE 3140	\$550,000	17/04/2018

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: House (Res) Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$590,000 **Median House Price** June quarter 2018: \$770,000

Comparable Properties



40a Beresford Rd LILYDALE 3140 (REI/VG)





Price: \$570,000 Method: Private Sale Date: 29/05/2018 Rooms: 5

Property Type: House Land Size: 268 sqm approx **Agent Comments**



43 Valley Ho CHIRNSIDE PARK 3116 (REI/VG) Agent Comments







Price: \$552,000

Method: Private Sale Date: 18/04/2018 Rooms: 4

Property Type: House Land Size: 520 sqm approx



28 Beresford Rd LILYDALE 3140 (REI/VG)





Agent Comments

Price: \$550,000 Method: Private Sale Date: 17/04/2018 Rooms: 3

Property Type: House Land Size: 217 sqm approx

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





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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