

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

6 Village Green 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

\$699,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

House

Suburb

Chirnside Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

7 Black Springs Road Chirnside Park VIC 3116	\$685,000	25-Nov-19
14 Celeste Court Chirnside Park VIC 3116	\$735,000	23-Jul-19
15 Edward Road Chirnside Park VIC 3116	\$666,555	24-Feb-20

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: 21 March 2020

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7 Black Springs Road Chirnside Park VIC 3116

Sold Price

\$685,000

Sold Date **25-Nov-19**

 3  2  1

Distance **0.34km**



14 Celeste Court Chirnside Park VIC 3116

Sold Price

\$735,000

Sold Date **23-Jul-19**

 3  1  2

Distance **0.21km**



15 Edward Road Chirnside Park VIC 3116

Sold Price

^{RS} **\$666,555**

Sold Date **24-Feb-20**

 3  1  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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