

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	107 Switchback Road, Chirnside Park Vic 3116
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Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price	\$670,000	Property Type	Unit	Suburb	Chirnside Park
Period - From	27/08/2021	to	26/08/2022	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.

Address of comparable property	Price	Date of sale
1 2/22 Slevin St LILYDALE 3140	\$581,500	11/04/2022
2 2/75 Cave Hill Rd LILYDALE 3140	\$541,000	20/05/2022
3 1/22 Albert Hill Rd LILYDALE 3140	\$510,000	07/07/2022

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.~~

This Statement of Information was prepared on: 27/08/2022 09:07