

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 CHIRNSIDE DRIVE, CHIRNSIDE PARK,  3  1  2

Indicative Selling Price

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

Price Range: **650,000 to 690,000**

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$744,000

01 October 2017 to 31 March 2018

Provided by: 

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.



115 ROLLING HILLS RD, CHIRNSIDE PARK, VIC  3  2  6

Sale Price

\$682,500

Sale Date: 06/08/2017

Distance from Property: 869m



16 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116  3  1  4

Sale Price

\$700,000

Sale Date: 20/12/2017

Distance from Property: 235m



49 KINGSWOOD DR, CHIRNSIDE PARK, VIC  3  1  1

Sale Price

***\$695,000**

Sale Date: 27/11/2017

Distance from Property: 824m



This report has been compiled on 23/04/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

45 CHIRNSIDE DRIVE, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

650,000 to 690,000

Median sale price

Median price

\$744,000

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
115 ROLLING HILLS RD, CHIRNSIDE PARK, VIC 3116	\$682,500	06/08/2017
16 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116	\$700,000	20/12/2017
49 KINGSWOOD DR, CHIRNSIDE PARK, VIC 3116	*\$695,000	27/11/2017