

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 127 Switchback Road, Chirnside Park

Indicative selling price

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

Single price \$739,950

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$775,000

*House X

*Unit

Suburb Chirnside Park

Period - From 01/04/2017

to 30/06/2017

Source Property Data

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
52 Kimberly Drive, Chirnside Park	\$758,000	25/03/2017
41 Switchback Road, Chirnside Park	\$710,000	05/07/2017
132 Edward Road, Chirnside Park	\$670,000	07/08/2017