

#### 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	39 Circle Ridge, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$731,000	Hou	use X	Unit		Su	uburb	Chirnside Park
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	20 Parkvalley Dr CHIRNSIDE PARK 3116	\$690,000	07/01/2019
2	9 Campus Gte CHIRNSIDE PARK 3116	\$680,000	15/12/2018
3	26 Roseman Rd CHIRNSIDE PARK 3116	\$660,000	07/12/2018

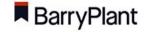
#### OR

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.





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Rooms:

**Property Type:** House (Res) **Land Size:** 864 sqm approx

**Agent Comments** 

Indicative Selling Price \$674,950 Median House Price Year ending December 2018: \$731,000

## Comparable Properties



20 Parkvalley Dr CHIRNSIDE PARK 3116

(REI/VG)

9

1

**6** 

Price: \$690,000 Method: Private Sale Date: 07/01/2019

Rooms: -

**Property Type:** House **Land Size:** 1163 sqm approx

**Agent Comments** 



9 Campus Gte CHIRNSIDE PARK 3116 (REI/VG)

(Li) VG)

4



**6** 

Price: \$680,000

Method: Expression of Interest

Date: 15/12/2018 Rooms: 8

**Property Type:** House **Land Size:** 864 sqm approx

**Agent Comments** 

**Agent Comments** 



26 Roseman Rd CHIRNSIDE PARK 3116

(REI/VG)

**:-**



**Price:** \$660,000 **Method:** Private Sale **Date:** 07/12/2018

Rooms: -

Property Type: House Land Size: 1205 sqm approx

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





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