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

133 Switchback Road, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$610,000		&		\$670,000			
Median sale p	rice							
Median price	\$652,500	Pro	operty Type	Unit			Suburb	Chirnside Park
Period - From	01/10/2020	to	30/09/2021		So	urce	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	227a Maroondah Hwy CHIRNSIDE PARK 3116	\$670,000	20/09/2021
2	13 Blair St LILYDALE 3140	\$660,000	29/06/2021
3	2/45 Kidgell St LILYDALE 3140	\$620,000	20/05/2021

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:

04/11/2021 09:27





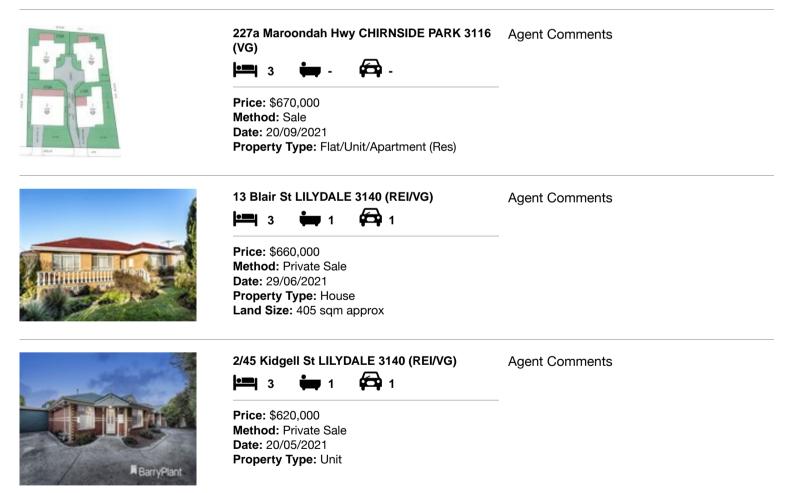
Vin McHugh 0418121102 vin.mchugh@eview.com.au





Property Type: House (Res) **Land Size:** 404 sqm approx Agent Comments Indicative Selling Price \$610,000 - \$670,000 Median Unit Price Year ending September 2021: \$652,500

Comparable Properties



Account - Eview Group Frankston

propertydata



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