

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 consumer.vic.gov.au/underquoting

Range between \$610,000 & \$670,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Chirnside Park

Period - From 01/10/2020 to 30/09/2021 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	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

133 Switchback Road, Chirnside Park Vic 3116

eview
GROUP

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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



227a Maroondah Hwy CHIRNSIDE PARK 3116 **Agent Comments**
(VG)

3 - -

Price: \$670,000

Method: Sale

Date: 20/09/2021

Property Type: Flat/Unit/Apartment (Res)



13 Blair St LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$660,000

Method: Private Sale

Date: 29/06/2021

Property Type: House

Land Size: 405 sqm approx



2/45 Kidgell St LILYDALE 3140 (REI/VG)

Agent Comments

3 1 1

Price: \$620,000

Method: Private Sale

Date: 20/05/2021

Property Type: Unit

Account - Eview Group Frankston



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