



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**20 Southern Cross,  
CHIRNSIDE PARK 3116**

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$590,000 - \$640,000**

### Median sale price

Median **House** for **CHIRNSIDE PARK** for period **Jul 2019 - Sep 2019**

Sourced from **REIV**.

**\$721,000**

### 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 the most comparable to the property for sale.

**40 Rolling Hills,**  
Chirnside Park 3116

**Price \$750,000** Sold 18  
September 2019

**5 Rolloway Rise,**  
Chirnside Park 3116

**Price \$691,250** Sold 25  
October 2019

**17 Valley Ho,**  
Chirnside Park 3116

**Price \$630,001** Sold 10  
August 2019

This Statement of Information was prepared on 5th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Ray White Lilydale

164 Main St,  
Lilydale VIC 3140

#### Contact agents



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