

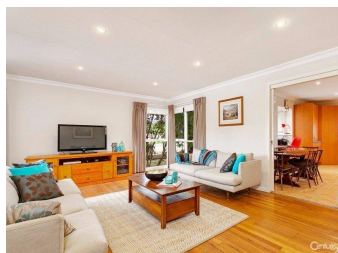


**first
national**
REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



137 SWITCHBACK ROAD, CHIRNSIDE

3 2 1

Indicative Selling Price

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

Price Range: \$590,000 to \$635,000

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$720,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



5 GRANDVALLEY DR, CHIRNSIDE PARK, VIC

3 1 2

Sale Price

***\$660,000**

Sale Date: 30/10/2017

Distance from Property: 1.8km



4 ROSEWOOD PL, CHIRNSIDE PARK, VIC 3116

3 1 2

Sale Price

\$645,000

Sale Date: 20/10/2017

Distance from Property: 2.6km



7 PARKLANDS AVE, CHIRNSIDE PARK, VIC

3 1 1

Sale Price

***\$670,000**

Sale Date: 24/08/2017

Distance from Property: 1.6km



This report has been compiled on 21/12/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

137 SWITCHBACK ROAD, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range: \$590,000 to \$635,000

Median sale price

Median price

\$720,000

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 GRANDVALLEY DR, CHIRNSIDE PARK, VIC 3116	*\$660,000	30/10/2017
4 ROSEWOOD PL, CHIRNSIDE PARK, VIC 3116	\$645,000	20/10/2017
7 PARKLANDS AVE, CHIRNSIDE PARK, VIC 3116	*\$670,000	24/08/2017