

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

9 Valley Ho, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$760,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2020 to 31/03/2020 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	42 Edward Rd CHIRNSIDE PARK 3116	\$690,000	29/03/2020
2	22 Eastwood Cr MOOROOLBARK 3138	\$689,000	17/06/2020
3	141 Rolling Hills Rd CHIRNSIDE PARK 3116	\$652,800	02/03/2020

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:

30/06/2020 15:41



Property Type: House

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

March quarter 2020: \$760,000

Comparable Properties



42 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/03/2020

Rooms: 4

Property Type: House

Land Size: 866 sqm approx



22 Eastwood Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$689,000

Method: Private Sale

Date: 17/06/2020

Property Type: House

Land Size: 856 sqm approx



141 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$652,800

Method: Private Sale

Date: 02/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 869 sqm approx