

#### 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	43 Valley Ho, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$747,475	Hou	ıse X	Unit		Subur	Chirnside Park
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	4/26a Cave Hill Rd LILYDALE 3140	\$525,700	14/02/2018
2	2/5 Brambleberry La CHIRNSIDE PARK 3116	\$485,000	06/12/2017
3	Lot/2 Eastwood Cr MOOROOLBARK 3138	\$447,000	13/03/2018

#### 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.





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Rooms: **Property Type:** 

**Agent Comments** 

**Indicative Selling Price** \$549,950 **Median House Price** Year ending December 2017: \$747,475

## Comparable Properties



4/26a Cave Hill Rd LILYDALE 3140 (REI)



Price: \$525,700 Method: Private Sale Date: 14/02/2018

Rooms: 4

Property Type: Townhouse (Single)

**Agent Comments** 



2/5 Brambleberry La CHIRNSIDE PARK 3116

(REI)





Price: \$485,000 Method: Private Sale Date: 06/12/2017 Rooms: 3

Property Type: Townhouse (Single) Land Size: 133 sqm approx

Agent Comments



Lot/2 Eastwood Cr MOOROOLBARK 3138

(REI)





Price: \$447,000 Method: Private Sale Date: 13/03/2018

Rooms: -

Property Type: Land Land Size: 321 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments