

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

43 Valley Ho, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$549,950

Median sale price

Median price \$747,475

House

X

Unit

Suburb

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.

	Address 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.



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)

Agent Comments



Price: \$525,700
Method: Private Sale
Date: 14/02/2018
Rooms: 4
Property Type: Townhouse (Single)



2/5 Brambleberry La CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 06/12/2017
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 133 sqm approx



Lot/2 Eastwood Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$447,000
Method: Private Sale
Date: 13/03/2018
Rooms: -
Property Type: Land
Land Size: 321 sqm approx