

Date: 2-5-18

Statement of Information  
**Single residential property located in Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 10 Carmella Close, Chirnside Park 3116

**Indicative selling price**

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

Range between \$850,000 & \$900,000

**Median sale price**

Median price \$740,000 House X Suburb or locality Chirnside Park

Period - From 1/1/8 to 31/3/18 Source REIV

**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
21 Regency Rise, Chirnside Park	\$855,000	27/11/18
12 Yarra Hills Lane, Chirnside Park	\$915,000	19/2/18
11 Teena Court, Wonga Park	\$875,000	28/4/18