

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

63 Switchback Road Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

6 Cumberland Crescent Chirnside Park VIC 3116	\$930,000	25-Apr-21
17 Rolloway Rise Chirnside Park VIC 3116	\$945,000	05-Oct-21
2 Cullen Court Chirnside Park VIC 3116	\$955,000	08-May-21

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 6 months.~~

This Statement of Information was prepared on: 30 November 2021

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6 Cumberland Crescent Chirside Park VIC 3116

3 2 2

Sold Price

\$930,000

Sold Date

25-Apr-21

Distance

0.32km



17 Rolloway Rise Chirside Park VIC 3116

3 2 2

Sold Price

^{RS}

\$945,000

Sold Date

05-Oct-21

Distance

1.02km



2 Cullen Court Chirside Park VIC 3116

4 2 2

Sold Price

\$955,000

Sold Date

08-May-21

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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