

# 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 8 The Wallaby Run, Chirnside Park Vic 3116

### Indicative selling price

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

Range between \$780,000 & \$820,000

### Median sale price

Median price \$756,500 Property type House Suburb Chirnside Park

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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
42 Crown Point Ridge, Chirnside Park Vic 3116	\$850,000	29/10/2019
40 Blacksprings Road, Chirnside Park Vic 3116	\$785,000	06/11/2019
71 Old Melbourne Road, Chirnside Park Vic 3116	\$825,000	03/10/2019

This Statement of Information was prepared on: 21-01-2020