

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

78 Sherwood Road, Chirnside Park Vic 3116

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$865,000

&

\$950,000

Median sale price

Median price \$770,000

House

X

Unit

Suburb Chirnside Park

Period - From 01/04/2018

to

30/06/2018

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	35 Kingsburgh La LILYDALE 3140	\$925,000	06/06/2018
2	67 Sherwood Rd CHIRNSIDE PARK 3116	\$876,000	29/08/2018
3	76 Sherwood Rd CHIRNSIDE PARK 3116	\$871,500	28/08/2018

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.~~