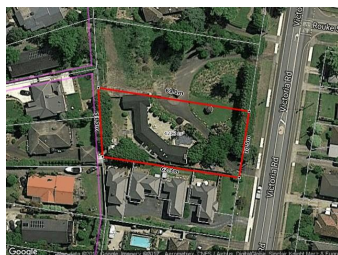


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 VICTORIA RD, CHIRNSIDE PARK, VIC

5 3 2

Indicative Selling Price

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

Price Range: \$1,395,000 to \$1,550,000

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$767,500

01 April 2017 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



41 ALBERT HILL RD, LILYDALE, VIC 3140

4 2 2

Sale Price

Price Withheld

Sale Date: 20/06/2017

Distance from Property: 471m



70 VICTORIA RD, LILYDALE, VIC 3140

4 3 4

Sale Price

***\$901,000**

Sale Date: 31/03/2017

Distance from Property: 196m



86 VICTORIA RD, LILYDALE, VIC 3140

4 2 9

Sale Price

***\$820,000**

Sale Date: 08/03/2017

Distance from Property: 375m



This report has been compiled on 12/07/2017 by MBA MultiSell. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

65 VICTORIA RD, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

\$1,395,000 to \$1,550,000

Median sale price

Median price

\$767,500

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 April 2017 to 30 June 2017

Source



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
41 ALBERT HILL RD, LILYDALE, VIC 3140	Price Withheld	20/06/2017
70 VICTORIA RD, LILYDALE, VIC 3140	*\$901,000	31/03/2017
86 VICTORIA RD, LILYDALE, VIC 3140	*\$820,000	08/03/2017