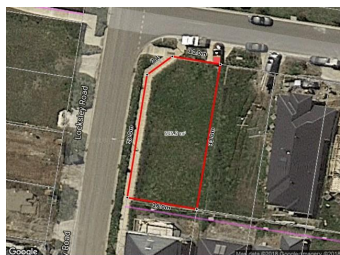




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 COLUMBIA BOULEVARD, CHIRNSIDE

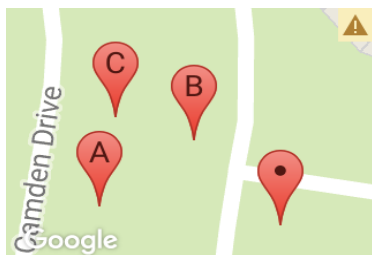


Indicative Selling Price

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

Price Range: **\$500,000 to \$530,000**

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (Vacant Land)

\$534,500

01 October 2017 to 31 March 2018

Provided by: pricefinder

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.



39 CAMDEN DR, CHIRNSIDE PARK, VIC 3116



Sale Price

\$428,000

Sale Date: 20/11/2017

Distance from Property: 74m



44 LOCKSLEY RD, CHIRNSIDE PARK, VIC 3116



Sale Price

\$500,000

Sale Date: 17/01/2018

Distance from Property: 52m



35 CAMDEN DR, CHIRNSIDE PARK, VIC 3116



Sale Price

****\$525,000**

Sale Date: 05/05/2018

Distance from Property: 83m



This report has been compiled on 18/05/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - 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

89 COLUMBIA BOULEVARD, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

\$500,000 to \$530,000

Median sale price

Median price

\$534,500

House

Unit


Suburb

CHIRNSIDE PARK

Period

01 October 2017 to 31 March 2018

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
39 CAMDEN DR, CHIRNSIDE PARK, VIC 3116	\$428,000	20/11/2017
44 LOCKSLEY RD, CHIRNSIDE PARK, VIC 3116	\$500,000	17/01/2018
35 CAMDEN DR, CHIRNSIDE PARK, VIC 3116	**\$525,000	05/05/2018