

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	17 Edward Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$745,000	Hou	use X	Unit		Subu	rb Chirnside Park
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Saddleback Ridg CHIRNSIDE PARK 3116	\$626,500	24/11/2017
2	10 Chirnside Dr CHIRNSIDE PARK 3116	\$612,500	23/11/2017
3	3 The Wallaby Run CHIRNSIDE PARK 3116	\$600,000	07/09/2017

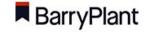
OR

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.





Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122







Rooms:

Property Type: House Agent Comments

Indicative Selling Price \$618,000 Median House Price December quarter 2017: \$745,000

Comparable Properties



14 Saddleback Ridg CHIRNSIDE PARK 3116

(REI/VG)

• 1



Price: \$626,500 Method: Private Sale Date: 24/11/2017 Rooms: 4

Property Type: House **Land Size:** 558 sqm approx

Agent Comments



10 Chirnside Dr CHIRNSIDE PARK 3116

(REI/VG)

-3





Price: \$612,500 Method: Private Sale Date: 23/11/2017 Rooms: 4

Property Type: House **Land Size:** 355 sqm approx

Agent Comments

3 The Wallaby Run CHIRNSIDE PARK 3116

(VG)

(19) **(2)** 4





Price: \$600,000 Method: Sale Date: 07/09/2017 Rooms: -

Property Type: House (Res) Land Size: 861 sqm approx

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Agent Comments





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