

## 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

17 Edward Road, 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)

Single price

\$618,000

#### Median sale price

Median price

\$745,000

House

X

Unit

Suburb

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.

	Address 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.



 4  2  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$626,500  
**Method:** Private Sale  
**Date:** 24/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 558 sqm approx



**10 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$612,500  
**Method:** Private Sale  
**Date:** 23/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 355 sqm approx

**3 The Wallaby Run CHIRNSIDE PARK 3116 (VG)**

**Agent Comments**

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 07/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 861 sqm approx