

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

6 Edgar Close, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$524,975

House

Unit

X

Suburb

Chirnside Park

Period - From

01/04/2017

to

31/03/2018

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	11 Rimfire Ct LILYDALE 3140	\$630,000	25/05/2018
2	25 Rolling Hills Rd CHIRNSIDE PARK 3116	\$625,000	03/07/2018
3	3/20 Beresford Rd LILYDALE 3140	\$610,000	22/03/2018

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.



 3
  2
  2

Rooms:
Property Type: Unit
Land Size: 249 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 Year ending March 2018: \$524,975

Comparable Properties



11 Rimfire Ct LILYDALE 3140 (REI)

Agent Comments

 3
  2
  1

Price: \$630,000
Method: Private Sale
Date: 25/05/2018
Rooms: 6
Property Type: House
Land Size: 516 sqm approx



25 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3
  2
  1

Price: \$625,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: House



3/20 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$610,000
Method: Private Sale
Date: 22/03/2018
Rooms: 5
Property Type: House