#### 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 43 Huntingdale Drive, Chirnside Park Vic 3116
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#### Indicative selling price

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

Single price \$650,000

#### Median sale price

Median price	\$695,000	Pro	perty Type Ho	ouse		Suburb	Chirnside Park
Period - From	01/07/2018	to	30/06/2019	Sou	ırce	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	40 Rolling Hills Rd CHIRNSIDE PARK 3116	\$750,000	18/09/2019
2	3 Margaret Av CHIRNSIDE PARK 3116	\$681,250	20/05/2019
3	118 Edward Rd CHIRNSIDE PARK 3116	\$660,000	20/05/2019

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.

This Statement of Information was prepared on:	09/11/2019 14:46





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> Indicative Selling Price \$650,000 **Median House Price**

Year ending June 2019: \$695,000

Property Type: House Land Size: 871 sqm approx

**Agent Comments** 



### **Comparable Properties**

40 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

**-**

Price: \$750,000 Method: Private Sale Date: 18/09/2019 Rooms: 7

**Property Type:** House

Land Size: 921 sqm approx

3 Margaret Av CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

Price: \$681,250 Method: Private Sale Date: 20/05/2019 Rooms: 4

Property Type: House Land Size: 857 sqm approx

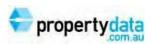
118 Edward Rd CHIRNSIDE PARK 3116 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 20/05/2019 Property Type: House Land Size: 863 sqm approx

**Agent Comments** 

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





Agent Comments