## 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

40 Black Springs Road, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$721,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/07/2019	to	30/09/2019	)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9 Krystal Ct MOOROOLBARK 3138	\$735,000	10/07/2019
2	8 Barbara Ct MOOROOLBARK 3138	\$725,000	31/05/2019
3	5 Rolloway Rise CHIRNSIDE PARK 3116	\$691,250	25/10/2019

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.

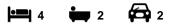
This Statement of Information was prepared on:

29/10/2019 15:17









Property Type: House (Res) Land Size: 790 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median House Price September quarter 2019: \$721,000

# **Comparable Properties**



9 Krystal Ct MOOROOLBARK 3138 (REI/VG)



Price: \$735,000 Method: Private Sale Date: 10/07/2019 Property Type: House Land Size: 845 sqm approx



8 Barbara Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$725,000 Method: Private Sale Date: 31/05/2019 Property Type: House Land Size: 890 sqm approx



5 Rolloway Rise CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$691,250 Method: Private Sale Date: 25/10/2019 Property Type: House Land Size: 865 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments