

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 consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$721,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2019 to 30/09/2019 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	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



 4  2  2

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)

Agent Comments

 3  2  4

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

 3  2  6

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

 3  2  2

Price: \$691,250

Method: Private Sale

Date: 25/10/2019

Property Type: House

Land Size: 865 sqm approx