

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

9 PEDEN STREET, 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:

\$1,100,000

Median sale price

Median price

\$748,611

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
13 NICHOLAS ST, LILYDALE, VIC 3140	\$985,000	27/10/2017
21 CROWN POINT RDGE, CHIRNSIDE PARK, VIC 3116	**\$1,270,000	31/01/2018
13 DROVERS WALK, CHIRNSIDE PARK, VIC 3116	\$1,100,000	25/11/2017