

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

42 Edward Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$756,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

31/12/2019

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	2 Sunburst Ct MOOROOLBARK 3138	\$690,000	10/12/2019
2	233 Manchester Rd MOOROOLBARK 3138	\$678,000	24/12/2019
3	15 Edward Rd CHIRNSIDE PARK 3116	\$666,555	11/02/2020

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:

17/03/2020 11:38



Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$690,000
Median House Price
 December quarter 2019: \$756,500

Comparable Properties



2 Sunburst Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$690,000
Method: Private Sale
Date: 10/12/2019
Property Type: House
Land Size: 887 sqm approx



233 Manchester Rd MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$678,000
Method: Private Sale
Date: 24/12/2019
Rooms: 5
Property Type: House
Land Size: 888 sqm approx



15 Edward Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$666,555
Method: Private Sale
Date: 11/02/2020
Property Type: House
Land Size: 875 sqm approx