

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

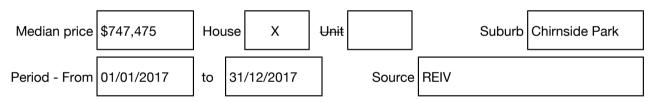
18 Circle Ridge, Chirnside Park Vic 3116

Indicative selling price

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

 Range between
 \$650,000
 &
 \$700,000

Median sale price



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	22 Chatswood Gr CHIRNSIDE PARK 3116	\$680,500	01/03/2018
2	22a Chevalier Cr MOOROOLBARK 3138	\$675,000	08/11/2017
3	1 Mayfair Ct CHIRNSIDE PARK 3116	\$675,000	21/02/2018

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.

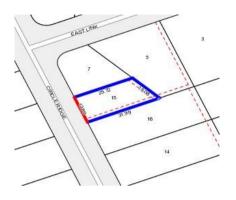
Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

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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.







Rooms: Property Type: House (Res) Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending December 2017: \$747,475

Comparable Properties

22 Chatswood Gr CHIRNSIDE PARK 3116 (REI) 3 1 1 1 Price: \$680,500 Method: Private Sale Date: 01/03/2018 Rooms: 4 Property Type: House (Res) Land Size: 379 sqm approx	Agent Comments
22a Chevalier Cr MOOROOLBARK 3138 (REI/VG) Price: \$675,000 Method: Private Sale Date: 08/11/2017 Rooms: 5 Property Type: House (Res)	Agent Comments
1 Mayfair Ct CHIRNSIDE PARK 3116 (REI) 1 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 <t< td=""><td>Agent Comments</td></t<>	Agent Comments

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