

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

Median price \$747,475 House X Unit Suburb Chirnside Park

Period - From 01/01/2017 to 31/12/2017 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	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.



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) **Agent Comments**



Price: \$680,500
Method: Private Sale
Date: 01/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 379 sqm approx



22a Chevalier Cr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$675,000
Method: Private Sale
Date: 08/11/2017
Rooms: 5
Property Type: House (Res)



1 Mayfair Ct CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$675,000
Method: Private Sale
Date: 21/02/2018
Rooms: 4
Property Type: House (Res)