

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

13 Sherwood Road, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$869,950

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2020

to

31/03/2020

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	7 Highleigh Ct MOOROOLBARK 3138	\$910,000	27/03/2020
2	11 Roseman Rd CHIRNSIDE PARK 3116	\$880,000	16/02/2020
3	16 Rolloway Rise CHIRNSIDE PARK 3116	\$860,000	06/03/2020

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:

23/04/2020 15:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$869,950

Median House Price

March quarter 2020: \$760,000

Comparable Properties



7 Highleigh Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 27/03/2020
Property Type: House
Land Size: 936 sqm approx



11 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 16/02/2020
Rooms: 5
Property Type: House
Land Size: 758 sqm approx



16 Rolloway Rise CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 06/03/2020
Rooms: 6
Property Type: House
Land Size: 880 sqm approx