

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 BELSAY CHASE, CHIRNSIDE PARK, VIC**  3  2  2

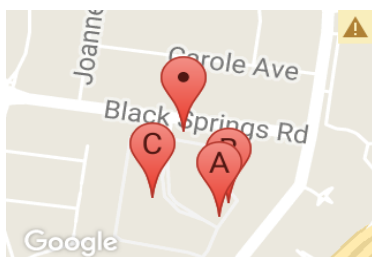
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$650,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE



**CHIRNSIDE PARK, VIC, 3116**

Suburb Median Sale Price (Unit)

**\$535,000**

01 July 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**35 BARDASTER BVD, CHIRNSIDE PARK,**

 3  2  2

Sale Price

**\$665,000**

Sale Date: 13/12/2017

Distance from Property: 163m



**24 BELSAY CH, CHIRNSIDE PARK, VIC**

 3  2  2

Sale Price

**\$592,000**

Sale Date: 20/09/2017

Distance from Property: 148m



**24 BARDASTER BVD, CHIRNSIDE PARK,**

 3  2  2

Sale Price

**\$685,000**

Sale Date: 22/07/2017

Distance from Property: 130m



This report has been compiled on 14/03/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

3 BELSAY CHASE, 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:

\$650,000

Median sale price

Median price

\$535,000

House

X

Unit

Suburb

CHIRNSIDE PARK

Period

01 July 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
35 BARDASTER BVD, CHIRNSIDE PARK, VIC 3116	\$665,000	13/12/2017
24 BELSAY CH, CHIRNSIDE PARK, VIC 3116	\$592,000	20/09/2017
24 BARDASTER BVD, CHIRNSIDE PARK, VIC 3116	\$685,000	22/07/2017