

# 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

4 Breakaday Pass, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$721,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2019 to 30/09/2019 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	14a Winnetka Dr LILYDALE 3140	\$655,000	26/11/2019
2	197a Maroondah Hwy CHIRNSIDE PARK 3116	\$600,000	23/07/2019
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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: 16/01/2020 13:00



**Property Type:** House (Res)

**Land Size:** 868 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

September quarter 2019: \$721,000

## Comparable Properties



**14a Winnetka Dr LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 26/11/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 451 sqm approx



**197a Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/07/2019

**Property Type:** House

**Land Size:** 416 sqm approx

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.