

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

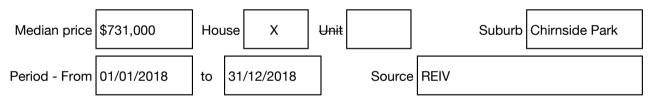
4 Crown Point Ridge, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$764,950

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	45 Roseman Rd CHIRNSIDE PARK 3116	\$775,000	30/03/2019
2	16 Parklands Av CHIRNSIDE PARK 3116	\$735,000	19/02/2019
3	21 The Gateway LILYDALE 3140	\$720,000	26/02/2019

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

Generated: 20/04/2019 09:34

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 (Previously Occupied - Detached) Land Size: 889 sqm approx Agent Comments Indicative Selling Price \$764,950 Median House Price Year ending December 2018: \$731,000

Comparable Properties



45 Roseman Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$775,000 Method: Private Sale Date: 30/03/2019 Rooms: 10 Property Type: House

Price: \$735,000 Method: Private Sale Date: 19/02/2019 Rooms: -

- 4

Property Type: House Land Size: 932 sqm approx



16 Parklands Av CHIRNSIDE PARK 3116 (REI/VG)

2

Agent Comments



Price: \$720,000 Method: Private Sale Date: 26/02/2019 Rooms: -Property Type: House Land Size: 720 sqm approx

21 The Gateway LILYDALE 3140 (REI)

2

Agent Comments

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

propertydata

Generated: 20/04/2019 09:34

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.

