

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

Median price \$731,000 House X Unit Suburb Chirnside Park

Period - From 01/01/2018 to 31/12/2018 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	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.



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



16 Parklands Av CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$735,000
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: House
Land Size: 932 sqm approx



21 The Gateway LILYDALE 3140 (REI) Agent Comments



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