

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

17 Edward Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$756,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

31/12/2019

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	2/3-5 Camplin Rise LILYDALE 3140	\$650,000	02/12/2019
2	16 Yeoman La CHIRNSIDE PARK 3116	\$631,000	27/11/2019
3	19 Black Springs Rd CHIRNSIDE PARK 3116	\$625,000	15/10/2019

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.~~

This Statement of Information was prepared on:

26/02/2020 14:23



 4  2  2

Property Type: House (Res)

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

December quarter 2019: \$756,500

Comparable Properties



2/3-5 Camplin Rise LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$650,000

Method: Sold Before Auction

Date: 02/12/2019

Rooms: 5

Property Type: Unit

Land Size: 249 sqm approx



16 Yeoman La CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

Price: \$631,000

Method: Sale by Tender

Date: 27/11/2019

Property Type: House

Land Size: 194 sqm approx



19 Black Springs Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  1

Price: \$625,000

Method: Private Sale

Date: 15/10/2019

Rooms: 4

Property Type: House

Land Size: 404 sqm approx