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	17 Edward Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$660,000	Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$756,500	Pro	perty 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

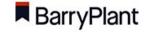
Add	dress of comparable property	Price	Date of sale
1	2/3-5 Camplin Rise LILYDALE 3140	\$650,000	02/12/2019
2	16 Yeoman La CHIRNSIDE PARK 3116	\$631,000	27/11/2019
3	19 Black Springs Rd CHIRNSIDE PARK 3116	\$625,000	15/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

1 2 **-** 2

Price: \$650,000

Method: Sold Before Auction

Date: 02/12/2019 Rooms: 5

Property Type: Unit

Land Size: 249 sqm approx

Agent Comments



16 Yeoman La CHIRNSIDE PARK 3116

(REI/VG)

-1 -2 - -1

2 (100)

Price: \$631,000 Method: Sale by Tender Date: 27/11/2019 Property Type: House Land Size: 194 sqm approx Agent Comments



19 Black Springs Rd CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$625,000 Method: Private Sale

Rooms: 4

Date: 15/10/2019

Property Type: House **Land Size:** 404 sqm approx

Agent Comments

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



