

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ST ANDREWS DRIVE, CHIRNSIDE

 3  1  2

Indicative Selling Price

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

Price Range: **685,000 to 740,000**

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$740,000

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



11 HUNTINGDALE DR, CHIRNSIDE PARK, VIC

 3  1  1

Sale Price

\$720,000

Sale Date: 29/04/2017

Distance from Property: 1km



57 EDWARD RD, CHIRNSIDE PARK, VIC 3116

 3  2  2

Sale Price

\$702,200

Sale Date: 21/02/2017

Distance from Property: 1.5km



8 ST ANDREWS DR, CHIRNSIDE PARK, VIC

 3  2  1

Sale Price

\$745,000

Sale Date: 12/04/2017

Distance from Property: 142m



This report has been compiled on 30/08/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 ST ANDREWS DRIVE, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

685,000 to 740,000

Median sale price

Median price

\$740,000

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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
11 HUNTINGDALE DR, CHIRNSIDE PARK, VIC 3116	\$720,000	29/04/2017
57 EDWARD RD, CHIRNSIDE PARK, VIC 3116	\$702,200	21/02/2017
8 ST ANDREWS DR, CHIRNSIDE PARK, VIC 3116	\$745,000	12/04/2017