

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	46 Crown Point Ridge, Chirnside Park Vic 3116
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Indicative selling price

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

Range between	\$770,000	&	\$820,000
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Median sale price

Median price	\$765,000	House	X	Unit		Suburb	Chirnside Park
Period - From	01/04/2017	to	30/06/2017	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	50 Edward Rd CHIRNSIDE PARK 3116	\$805,000	09/08/2017
2	43 The Gateway LILYDALE 3140	\$800,000	08/05/2017
3	2 Hayride La CHIRNSIDE PARK 3116	\$771,000	27/09/2017

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: 880 sqm approx
 Agent Comments

Indicative Selling Price
 \$770,000 - \$820,000
Median House Price
 June quarter 2017: \$765,000

Comparable Properties



50 Edward Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$805,000
Method: Sold Before Auction
Date: 09/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 904 sqm approx



43 The Gateway LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: House
Land Size: 793 sqm approx



2 Hayride La CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$771,000
Method: Private Sale
Date: 27/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1077 sqm approx