

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

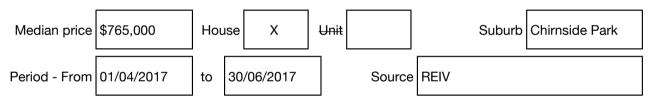
Address	46 Crown Point Ridge, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

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



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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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) 4 2 6 1 Price: \$805,000 Method: Sold Before Auction Date: 09/08/2017 Rooms: 6 Property Type: House (Res) Land Size: 904 sqm approx	Agent Comments
43 The Gateway LILYDALE 3140 (REI/VG) 4 2 2 2 Price: \$800,000 Method: Private Sale Date: 08/05/2017 Rooms: - Property Type: House Land Size: 793 sqm approx	Agent Comments
2 Hayride La CHIRNSIDE PARK 3116 (REI) Image: 1 5 Image: 2 Image: 2 Price: \$771,000 Method: Private Sale Date: 27/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 1077 sqm approx	Agent Comments

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