

# 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 postcode

Including suburb and 9 Switchback Road, Chirnside Park 3136

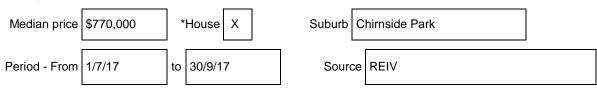
#### Indicative selling price

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

Range between

\$640,000 - \$680,000

## Median sale price



## **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
132 Edward Road, Chirnside Park	\$670,000	6/10/17
18 Cumberland Crescent, Chirnside Park	\$650,000	14/7/17
84 Roseman Road, Chirnside Park	\$660,000	30/8/17

