

## 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

12a Crown Point, Chirnside Park 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price between \$650,000 - \$680,000

### Median sale price

Median price \$770,001

House ☒

Suburb Chirnside Park

Period - From 1/7/19

to 30/9/17

Source PDOL

### 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
17a Koombooloomba Court, Lilydale	\$655,000	7/10/17
10a Chirnside Drive, Chirnside Park	\$659,500	18/8/17
100a Landscape Drive, Mooroolbark	\$702,000	19/8/17