

# 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 41 Vista Drive, Chirnside Park

### Indicative selling price

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

Single price \$649,950

or range between

\$

&

\$

### Median sale price

Median price \$660,000

\*House

X

\*Unit

Suburb Chirnside Park

Period - From 1/10/2018

to 31/12/2018

Source REIV

### 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
105 Switchback Road, Chirnside Park	\$650,000	16/02/2019
88 Edward Road, Chirnside Park	\$635,000	12/09/2018
3 Sierra Place, Chirnside Park	\$620,000	27/11/2018

### OR

~~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.~~