

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

18 Circle Ridge, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$756,500 Property Type House Suburb Chirnside Park

Period - From 01/10/2019 to 31/12/2019 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	17 Chatswood Gr CHIRNSIDE PARK 3116	\$690,000	17/10/2019
2	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019
3	159 Maroondah Hwy CHIRNSIDE PARK 3116	\$681,000	16/09/2019

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.~~

This Statement of Information was prepared on:

18/02/2020 17:34



 3  2  1

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

December quarter 2019: \$756,500

Comparable Properties

17 Chatswood Gr CHIRNSIDE PARK 3116 (VG) Agent Comments

 4  -  -

Price: \$690,000

Method: Sale

Date: 17/10/2019

Property Type: House (Res)

Land Size: 305 sqm approx



7 Yarraridge Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

Price: \$690,000

Method: Private Sale

Date: 20/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 440 sqm approx



159 Maroondah Hwy CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$681,000

Method: Private Sale

Date: 16/09/2019

Rooms: 5

Property Type: House