

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 SPRINGSONG PASS, CHIRNSIDE PARK,  4  2  2

Indicative Selling Price

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

Price Range: 700,000 to \$760,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$749,950

01 July 2017 to 31 December 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



17 COACHMANS CRT, CHIRNSIDE PARK, VIC

 4  2  2

Sale Price

***\$720,000**

Sale Date: 10/01/2018

Distance from Property: 512m



60 ALBERT HILL RD, LILYDALE, VIC 3140

 4  2  2

Sale Price

\$700,000

Sale Date: 27/12/2017

Distance from Property: 1.5km



10 KINGSBURGH LANE, LILYDALE, VIC 3140

 4  2  2

Sale Price

***\$761,000**

Sale Date: 28/11/2017

Distance from Property: 1.7km



This report has been compiled on 20/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

15 SPRINGSONG PASS, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

700,000 to \$760,000

Median sale price

Median price

\$749,950

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 July 2017 to 31 December 2017

Source



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
17 COACHMANS CRT, CHIRNSIDE PARK, VIC 3116	*\$720,000	10/01/2018
60 ALBERT HILL RD, LILYDALE, VIC 3140	\$700,000	27/12/2017
10 KINGSBURGH LANE, LILYDALE, VIC 3140	*\$761,000	28/11/2017