



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 CLUBPOINT DRIVE, CHIRNSIDE PARK, 4 2 3

Indicative Selling Price

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

Price Range: **\$850,000 to \$910,000**

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$735,100

01 October 2017 to 31 March 2018

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.



55 PARKVALLEY DR, CHIRNSIDE PARK, VIC 4 2 2

Sale Price

***\$940,000**

Sale Date: 05/03/2018

Distance from Property: 199m



6 SPRINGSONG PASS, CHIRNSIDE PARK, VIC 4 2 2

Sale Price

\$880,000

Sale Date: 23/01/2018

Distance from Property: 519m



44 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116 4 2 2

Sale Price

\$850,000

Sale Date: 02/01/2018

Distance from Property: 647m



This report has been compiled on 12/06/2018 by First National Real Estate – Mike Brown. 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

37 CLUBPOINT DRIVE, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range: \$850,000 to \$910,000

Median sale price

Median price \$735,100

House

Unit

Suburb

CHIRNSIDE PARK

Period 01 October 2017 to 31 March 2018

Source

pricfinder

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
55 PARKVALLEY DR, CHIRNSIDE PARK, VIC 3116	*\$940,000	05/03/2018
6 SPRINGSONG PASS, CHIRNSIDE PARK, VIC 3116	\$880,000	23/01/2018
44 CHIRNSIDE DR, CHIRNSIDE PARK, VIC 3116	\$850,000	02/01/2018