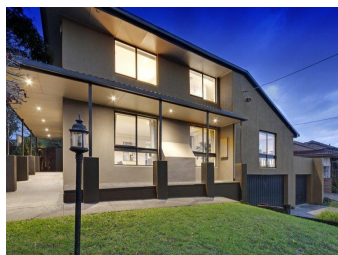


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



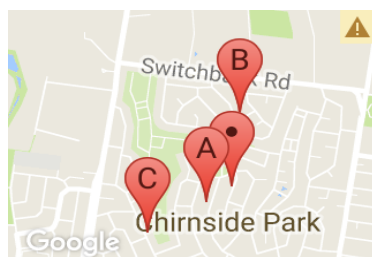
37 CLUBPOINT DRIVE, CHIRNSIDE PARK,  4  2  3

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: 

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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 October 2017 to 31 March 2018

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
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