

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

72 Sherwood Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$721,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2019 to 30/09/2019 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	5 Caddie Cr CHIRNSIDE PARK 3116	\$760,000	24/08/2019
2	8 Woodpecker Pass CHIRNSIDE PARK 3116	\$704,500	25/10/2019
3	27 Edward Rd CHIRNSIDE PARK 3116	\$700,000	18/11/2019

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:

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Property Type: Land
Land Size: 408 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 September quarter 2019: \$721,000

Comparable Properties



5 Caddie Cr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$760,000
Method: Private Sale
Date: 24/08/2019
Rooms: 6
Property Type: House (Res)
Land Size: 400 sqm approx



8 Woodpecker Pass CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$704,500
Method: Private Sale
Date: 25/10/2019
Property Type: House
Land Size: 568 sqm approx



27 Edward Rd CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$700,000
Method: Private Sale
Date: 18/11/2019
Property Type: House
Land Size: 869 sqm approx