

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 GREENRIDGE COURT, CHIRNSIDE







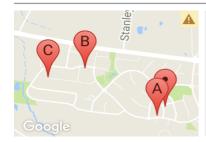
**Indicative Selling Price** 

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

Price Range:

870,000 to 930,000

#### **MEDIAN SALE PRICE**



# **CHIRNSIDE PARK, VIC, 3116**

**Suburb Median Sale Price (House)** 

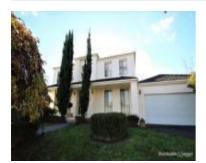
\$749,950

01 April 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.



52 BILLANOOK WAY, CHIRNSIDE PARK, VIC







Sale Price

\*\*\$980,000

Sale Date: 04/04/2018

Distance from Property: 81m





5 CLINTON LANE, CHIRNSIDE PARK, VIC 3116 🕮 5 🕒 2









**Sale Price** 

\*\*\$980,000

Sale Date: 30/03/2018

Distance from Property: 589m





12 YARRA HILL LANE, CHIRNSIDE PARK, VIC







**Sale Price** 

\$915.000

Sale Date: 19/02/2018

Distance from Property: 792m



# 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	9 GREENRIDGE COURT, CHIRNSIDE PARK, VIC 3116
---	--

## Indicative selling price

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

Price Range: 870,000 to 930,000

### Median sale price

Median price	\$749,950	House	Х	Unit	Suburb	CHIRNSIDE PARK
Period	01 April 2017 to 31 March 2018		Source	p	pricefinder	

### 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
52 BILLANOOK WAY, CHIRNSIDE PARK, VIC 3116	**\$980,000	04/04/2018
5 CLINTON LANE, CHIRNSIDE PARK, VIC 3116	**\$980,000	30/03/2018
12 YARRA HILL LANE, CHIRNSIDE PARK, VIC 3116	\$915,000	19/02/2018