



**first  
national**  
REAL ESTATE

Mike Brown

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 9 GREENRIDGE COURT, CHIRNSIDE

4 2 2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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

4 2 2

#### Sale Price

**\*\*\$980,000**

Sale Date: 04/04/2018

Distance from Property: 81m



### 5 CLINTON LANE, CHIRNSIDE PARK, VIC 3116

5 2 2

#### Sale Price

**\*\*\$980,000**

Sale Date: 30/03/2018

Distance from Property: 589m



### 12 YARRA HILL LANE, CHIRNSIDE PARK, VIC

4 2 2

#### Sale Price

**\$915,000**

Sale Date: 19/02/2018

Distance from Property: 792m



This report has been compiled on 23/06/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

9 GREENRIDGE COURT, CHIRNSIDE PARK, VIC 3116

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

870,000 to 930,000

Median sale price

Median price

\$749,950

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 April 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
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