

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

5 East Link, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$749,950

House

X

Unit

Suburb

Chirnside Park

Period - From 01/10/2017

to

30/09/2018

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	3 Chequers Ct CHIRNSIDE PARK 3116	\$750,000	22/07/2018
2	37 Meadowgate Dr CHIRNSIDE PARK 3116	\$750,000	30/10/2018
3	9 Joel Pl MOOROOLBARK 3138	\$745,000	12/06/2018

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 862.686 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending September 2018: \$749,950

Comparable Properties

**3 Chequers Ct CHIRNSIDE PARK 3116 (VG)**

Agent Comments

**Price:** \$750,000**Method:** Sale**Date:** 22/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 988 sqm approx**37 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

**Price:** \$750,000**Method:** Private Sale**Date:** 30/10/2018**Rooms:** -**Property Type:** House**Land Size:** 972 sqm approx**9 Joel Pl MOOROOLBARK 3138 (REI/VG)**

Agent Comments

**Price:** \$745,000**Method:** Private Sale**Date:** 12/06/2018**Rooms:** 5**Property Type:** House**Land Size:** 601 sqm approx