

#### 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	5 East Link, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$690,000 & \$750,000	Range between	\$690,000	&	\$750,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$749,950	Ηοι	ıse 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.

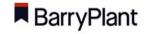
Ad	dress of comparable property	Price	Date of sale
1	3 Chequers Ct CHIRNSIDE PARK 3116	\$750,000	22/07/2018
2	37 Meadowgate Dr CHIRNSIDE PARK 3116	\$750,000	30/10/2018
3	9 Joel PI MOOROOLBARK 3138	\$745,000	12/06/2018

#### 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)



Price: \$750,000 Method: Sale Date: 22/07/2018

Rooms: -

Property Type: House (Res) Land Size: 988 sqm approx

**Agent Comments** 



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 PI MOOROOLBARK 3138 (REI/VG)





Price: \$745,000 Method: Private Sale Date: 12/06/2018 Rooms: 5

Property Type: House Land Size: 601 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 29/11/2018 11:19