

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 47 Circle Ridge, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$756,500 Property type House Suburb Chirnside Park

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
19 St Andrews Drive, Chirnside Park Vic 3116	\$760,000	04/02/2020
40 Rolloway Rise, Chirnside Park Vic 3116	\$770,000	06/11/2019
3 Westwood Pass, Chirnside Park Vic 3116	\$800,000	30/09/2019

This Statement of Information was prepared on: 03-03-2020