

Date: 10-3-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including postcode 4 Sunnyridge Court, Chirnside Park 3116

Indicative selling price

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

Single price \$649,950

Median sale price

Median price \$745,000

House X

Unit

Suburb
or locality Chirnside Park

Period - From 1/10/17

to 31/12/17

Source REIV

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
4 Rosewood Place, Chirnside Park	\$645,000	20/10/17
26 Chatswood Grove, Chirnside Park	\$650,000	12/10/17
5 Grandvalley Drive, Chirnside Park	\$660,000	25/10/17