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	53 Switchback Road, 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 \$770,000 & \$840,000	Range between	\$770,000	&	\$840,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$721,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2019	to	30/09/2019		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

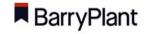
Add	dress of comparable property	Price	Date of sale
1	12 View Point Dr CHIRNSIDE PARK 3116	\$840,000	16/05/2019
2	103 Switchback Rd CHIRNSIDE PARK 3116	\$800,000	23/07/2019
3	10 Glencoe PI LILYDALE 3140	\$790,000	05/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2019 14:09





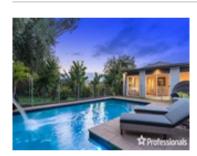




Land Size: 864 sqm approx **Agent Comments**

Indicative Selling Price \$770,000 - \$840,000 **Median House Price** September quarter 2019: \$721,000

Comparable Properties



12 View Point Dr CHIRNSIDE PARK 3116 (REI/VG)

Price: \$840,000 Method: Private Sale Date: 16/05/2019 Property Type: House Land Size: 863 sqm approx **Agent Comments**

103 Switchback Rd CHIRNSIDE PARK 3116

(VG)





Price: \$800.000 Method: Sale Date: 23/07/2019

Property Type: Veterinary Surgeons Land Size: 864 sqm approx

Agent Comments

10 Glencoe PI LILYDALE 3140 (REI/VG)







Price: \$790,000 Method: Private Sale Date: 05/08/2019 Property Type: House Land Size: 642 sqm approx **Agent Comments**

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



