

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 53 Switchback Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$721,000 Property 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	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 comparable properties 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



Property Type: Land
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)

Agent Comments



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

103 Switchback Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 23/07/2019
Property Type: Veterinary Surgeons
Land Size: 864 sqm approx



10 Glencoe PI LILYDALE 3140 (REI/VG)

Agent Comments



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