SAVOY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 MAROONDAH HIGHWAY, CHIRNSIDE 🕮 4 🕒 2 🚓 2







Indicative Selling Price

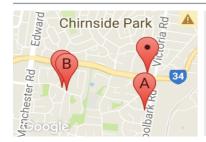
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$830,000 to \$910,000

Provided by: David Hooper, Savoy Real Estate

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (House)

\$750,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 AUTUMN GR, MOOROOLBARK, VIC 3138







Sale Price

*\$820,000

Sale Date: 13/03/2018

Distance from Property: 511m





66 PARTRIDGE WAY, MOOROOLBARK, VIC







Sale Price

***\$900,000**

Sale Date: 07/04/2018

Distance from Property: 1.1km





74 PARTRIDGE WAY, MOOROOLBARK, VIC



Sale Price

\$906.000

Sale Date: 28/10/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	113 MAROONDAH HIGHWAY, CHIRNSIDE PARK, VIC 3116
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Indicative selling price

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

Price Range: \$830,000 to \$910,000

Median sale price

Median price	\$750,000	House	Χ	Unit		Suburb	CHIRNSIDE PARK
Period	01 April 2017 to 31 March 2018		Source	e	pricefinder		

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
22 AUTUMN GR, MOOROOLBARK, VIC 3138	*\$820,000	13/03/2018
66 PARTRIDGE WAY, MOOROOLBARK, VIC 3138	*\$900,000	07/04/2018
74 PARTRIDGE WAY, MOOROOLBARK, VIC 3138	\$906,000	28/10/2017