

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 MAROONDAH HIGHWAY, CHIRNSIDE



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



This report has been compiled on 24/04/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

Indicative selling price

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Price Range:

\$830,000 to \$910,000

Median sale price

Median price

\$750,000

House

X

Unit


Suburb

CHIRNSIDE PARK

Period

01 April 2017 to 31 March 2018

Source



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