

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 10 Walter Lynch Way Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$790,000 & \$840,000

Median sale price

(*Delete house or unit as applicable)

Median price \$748,055 *House x *Unit Suburb Chirnside Park
Period - From 01-Nov-2017 to 31-Oct-2018 Source CoreLogic

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. 2-4 Billanook Way, Chirnside Park VIC 3116	\$799,500	05-Aug-18
2. 39 Meadowbank Avenue, Chirnside Park VIC 3116	\$830,000	08-Jun-18
3. 3 Harvest Drive, Chirnside Park VIC 3116	\$837,750	27-Jun-18