

# 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 17a Edward Road, Chirnside Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$360,000 & \$390,000

### Median sale price

Median price \$740,000 \*House ☒ \*Unit ☐ Suburb Chirnside Park

Period - From Jan 2018 to March 2018 Source REIV

\*no data available for median land price

### 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
2/125 Victoria Road, Chirnside Park	\$380,000	22/01/2018
39 Camden Drive, Chirnside Park	\$428,000	22/11/2017
Lot 2, 74 Roseman Road, Chirnside Park	\$435,000	16/11/2017

OR

~~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.~~