



first
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REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



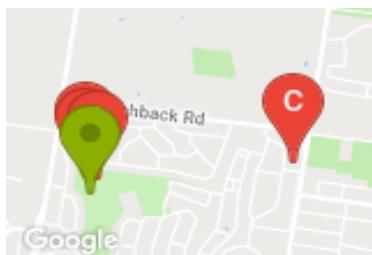
56 CAMDEN DRIVE, CHIRNSIDE PARK, VIC - - -

Indicative Selling Price

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

Price Range: **\$570,000 to 595,000**

MEDIAN SALE PRICE



CHIRNSIDE PARK, VIC, 3116

Suburb Median Sale Price (Vacant Land)

\$442,500

01 April 2018 to 30 June 2018

Provided by:

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.



89 COLUMBIA BVD, CHIRNSIDE PARK, VIC - - -

Sale Price

***\$520,000**

Sale Date: 21/05/2018

Distance from Property: 128m



39 CAMDEN DR, CHIRNSIDE PARK, VIC 3116 - - -

Sale Price

\$428,000

Sale Date: 20/11/2017

Distance from Property: 129m



3 VICTORIA RD, CHIRNSIDE PARK, VIC 3116 - - -

Sale Price

\$380,000

Sale Date: 25/11/2017

Distance from Property: 1.4km



This report has been compiled on 09/07/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 TERRA ROSSA CT, MOOROOLBARK, VIC 3138  -  -  -

Sale Price

***\$395,000**

Sale Date: 02/12/2017

Distance from Property: 1.5km



35 CAMDEN DR, CHIRNSIDE PARK, VIC 3116  -  -  -

Sale Price

****\$525,000**

Sale Date: 05/05/2018

Distance from Property: 167m



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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

56 CAMDEN DRIVE, CHIRNSIDE PARK, VIC 3116

Indicative selling price

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

Price Range:

\$570,000 to 595,000

Median sale price

Median price

\$442,500

House

Unit


Suburb

CHIRNSIDE PARK

Period

01 April 2018 to 30 June 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
89 COLUMBIA BVD, CHIRNSIDE PARK, VIC 3116	*\$520,000	21/05/2018
39 CAMDEN DR, CHIRNSIDE PARK, VIC 3116	\$428,000	20/11/2017
3 VICTORIA RD, CHIRNSIDE PARK, VIC 3116	\$380,000	25/11/2017
2 TERRA ROSSA CT, MOOROOLBARK, VIC 3138	*\$395,000	02/12/2017

35 CAMDEN DR, CHIRNSIDE PARK, VIC 3116	**\$525,000	05/05/2018
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