Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

159A Maroondah Highway, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$645,000		&		\$695,000			
Median sale pr	rice							
Median price	\$572,500	Pro	operty Type	Unit			Suburb	Chirnside Park
Period - From	16/09/2018	to	15/09/2019		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	88a Edward Rd CHIRNSIDE PARK 3116	\$730,000	13/09/2019
2	83a Country Club Dr CHIRNSIDE PARK 3116	\$627,750	04/04/2019
3			

OR

B^{*} 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.

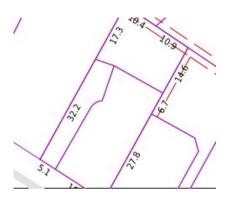
This Statement of Information was prepared on:

16/09/2019 12:00





David Alvares





Property Type: Strata Unit/Flat Agent Comments

03 9722 9755 0410 496 995 david@hoskins.com.au Indicative Selling Price

\$645,000 - \$695,000 **Median Unit Price** 16/09/2018 - 15/09/2019: \$572,500

Comparable Properties



88a Edward Rd CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$730,000 Method: Private Sale Date: 13/09/2019 Property Type: House Land Size: 419 sqm approx

Land Size: 388 sqm approx



 83a Country Club Dr CHIRNSIDE PARK 3116 (REI/VG)
 Agent Comments

 Image: 1
 3
 Image: 2
 Image: 2

 Price: \$627,750
 Image: 2
 Image: 2

 Method: Private Sale
 Date: 04/04/2019
 Image: 2

 Rooms: 5
 Property Type: Unit
 Image: 2

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months. The comparable 88a Edward Road, Chirnside Park is in a better location and 83a Country Club Drive, Chirnside Park is older. In conclusion, the agent feels the price should be in between these two recent sales.

Account - Hoskins | P: 98747677, 9722 9755

