

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 consumer.vic.gov.au/underquoting

Range between \$645,000

&

\$695,000

Median sale price

Median price \$572,500

Property Type Unit

Suburb Chirnside Park

Period - From 16/09/2018

to

15/09/2019

Source 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 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	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

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Indicative Selling Price

\$645,000 - \$695,000

Median Unit Price

16/09/2018 - 15/09/2019: \$572,500



Property Type: Strata Unit/Flat

Agent Comments

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



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

Agent Comments



Price: \$627,750

Method: Private Sale

Date: 04/04/2019

Rooms: 5

Property Type: Unit

Land Size: 388 sqm approx

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.