

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	76 Sherwood Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$880,000

#### Median sale price

Median price	\$770,000	Hou	se	(	Unit			Suburb	Chirnside Park
Period - From	01/04/2018	to	30/06/2	018		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	23 Tournament Rd CHIRNSIDE PARK 3116	\$830,000	10/02/2018
2	85 Meadowgate Dr CHIRNSIDE PARK 3116	\$825,575	29/05/2018
3	4 Wendy Mews CHIRNSIDE PARK 3116	\$819,500	20/03/2018

#### 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.

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Rooms:

Property Type: Land Land Size: 521 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** June quarter 2018: \$770,000

### Comparable Properties



23 Tournament Rd CHIRNSIDE PARK 3116 (REI/VG)

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Price: \$830,000 Method: Auction Sale Date: 10/02/2018 Rooms: 7

Property Type: House (Res) Land Size: 609 sqm approx

**Agent Comments** 



85 Meadowgate Dr CHIRNSIDE PARK 3116

(REI/VG)

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**Agent Comments** 

Price: \$825,575 Method: Private Sale Date: 29/05/2018

Rooms: 5

Property Type: House Land Size: 502 sqm approx

4 Wendy Mews CHIRNSIDE PARK 3116 (REI/VG)







**Agent Comments** 



Price: \$819,500 Method: Private Sale Date: 20/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 400 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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