

## 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

76 Sherwood Road, Chirnside Park Vic 3116

#### Indicative selling price

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

Range between

\$800,000

&

\$880,000

#### Median sale price

Median price

\$770,000

House

X

Unit

Suburb

Chirnside Park

Period - From

01/04/2018

to

30/06/2018

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.



**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)

**Agent Comments**



**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**85 Meadowgate Dr CHIRNSIDE PARK 3116**  
 (REI/VG)

**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