

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

63 Yarra Valley Boulevard, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$860,000

&

\$920,000

Median sale price

Median price

\$749,950

House

X

Unit

Suburb

Chirnside Park

Period - From

01/10/2017

to

30/09/2018

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	107 Billanook Way CHIRNSIDE PARK 3116	\$920,000	04/09/2018
2	10 Carmella CI CHIRNSIDE PARK 3116	\$880,000	26/05/2018
3	4 The Wallaby Run CHIRNSIDE PARK 3116	\$855,125	08/09/2018

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.