

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 4 Wickham Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$721,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2019 to 30/09/2019 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	26 Bardaster Blvd CHIRNSIDE PARK 3116	\$638,333	29/10/2019
2	247a Manchester Rd MOOROOLBARK 3138	\$630,000	24/10/2019
3	19 Black Springs Rd CHIRNSIDE PARK 3116	\$625,000	15/10/2019

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: 07/01/2020 16:22



Property Type: House (Previously Occupied - Detached)
Land Size: 330 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
September quarter 2019: \$721,000

Comparable Properties



26 Bardaster Blvd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$638,333
Method: Private Sale
Date: 29/10/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 213 sqm approx



247a Manchester Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 24/10/2019
Property Type: House
Land Size: 466 sqm approx



19 Black Springs Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 15/10/2019
Rooms: 4
Property Type: House
Land Size: 404 sqm approx