

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

7 Avon Place, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$704,500 Property Type House Suburb Chirnside Park

Period - From 30/03/2019 to 29/03/2020 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	15 Edward Rd CHIRNSIDE PARK 3116	\$666,555	11/02/2020
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:

30/03/2020 13:19