

Statement of Information

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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

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingRange between

&

Median sale priceMedian price

House

Unit Suburb Period - From

to

Source **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	4 The Wallaby Run CHIRNSIDE PARK 3116	\$855,125	08/09/2018
2	3 Harvest Dr CHIRNSIDE PARK 3116	\$837,750	27/06/2018
3	60 Huntingdale Dr CHIRNSIDE PARK 3116	\$760,000	03/07/2018

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.~~