

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 110 Edward Road, Chirnside Park

Type: House Land: 865sqm (approx) 4 BED 2 BATH 2 CAR

Agent Comments:

INDICATIVE SELLING PRICE: \$780,000 - \$840,000

MEDIAN HOUSE PRICE: Quarter ending September 2017: \$805,000



Chirnside Park 87 Victoria Road

PRICE	\$800,000	AGENT COMMENTS
SALE DATE	18 December 2017	
METHOD	Private Sale	
TYPE	House	
LAND	936sqm (approx)	

4 BED 2 BATH 2 CAR



Chirnside Park 44 Chirnside Park Drive

PRICE	\$849,950	AGENT COMMENTS
SALE DATE	2 January 2018	
METHOD	Private Sale	
TYPE	House	
LAND	861sqm (approx)	

4 BED 2 BATH 2 CAR



Chirnside Park 58 Parkvalley Drive

PRICE	\$790,000	AGENT COMMENTS
SALE DATE	11 January 2018	
METHOD	Private Sale	
TYPE	House	
LAND	874sqm (approx)	

3 BED 2 BATH 2 CAR

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Statement of Information

Single Residential Property located in the Melbourne Metropolitan Area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

110 Edward Road, Chirnside Park VIC 3116
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Indicative selling price

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

Indicative Selling
Range Between

\$780,000	&	\$840,000
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Median sale price

Median price

\$805,000

House

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Suburb

Chirnside Park

Period From

1st July 2017

to

30th September 2017

Source

REIV

Comparable property sales

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) 87 Victoria Road, Chirnside Park (4 bed, 2 bath, 2 car, 936m ²)	\$800,000	18/12/2017
2) 44 Chirnside Park Drive, Chirnside Park (4 bed, 2 bath, 2 car, 861m ²)	\$849,950	Under Contract
3) 58 Parkvalley Drive, Chirnside Park (3 bed, 2 bath, 2 car, 874m ²)	\$790,000	11/01/2018