

# STATEMENT OF INFORMATION

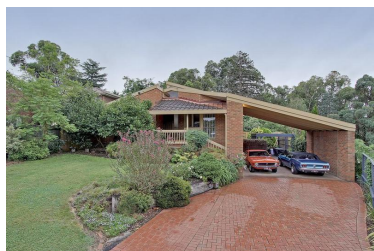
60 KINGSWOOD DRIVE, CHIRNSIDE PARK, VIC 3116

PREPARED BY MBA MULTISELL, 248 MAROONDAH HWY CHIRNSIDE PARK



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**60 KINGSWOOD DRIVE, CHIRNSIDE PARK,** 4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$680,000 to \$730,000**

## MEDIAN SALE PRICE



**CHIRNSIDE PARK, VIC, 3116**

Suburb Median Sale Price (House)

**\$708,750**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**45 KINGSWOOD DR, CHIRNSIDE PARK, VIC** 4 2 3

Sale Price

**\*\$735,000**

Sale Date: 22/05/2017

Distance from Property: 133m



**4 WINDSONG PASS, CHIRNSIDE PARK, VIC** 4 2 2

Sale Price

**\$735,000**

Sale Date: 08/02/2017

Distance from Property: 504m



**35 KINGSWOOD DR, CHIRNSIDE PARK, VIC** 3 2 2

Sale Price

**\$668,000**

Sale Date: 29/03/2017

Distance from Property: 211m



This report has been compiled on 31/07/2017 by MBA MultiSell. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

60 KINGSWOOD DRIVE, CHIRNSIDE PARK, VIC 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$680,000 to \$730,000

### Median sale price

Median price

\$708,750

House

Unit

Suburb

CHIRNSIDE PARK

Period

01 January 2017 to 30 June 2017

Source

pricfinder

### 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
45 KINGSWOOD DR, CHIRNSIDE PARK, VIC 3116	*\$735,000	22/05/2017
4 WINDSONG PASS, CHIRNSIDE PARK, VIC 3116	\$735,000	08/02/2017
35 KINGSWOOD DR, CHIRNSIDE PARK, VIC 3116	\$668,000	29/03/2017