

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

26 Sugarloaf Drive, CHIRNSIDE PARK

Indicative selling price

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

\$800,000	&	\$840,000
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Median sale price

Median price

\$ 765,000	House	X	CHIRNSIDE PARK
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Period - From

April 2017	to	June 2017
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Source

REIV propertydata.com.au

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 9 Saddleback Ridge, CHIRNSIDE PARK	\$ 786,000	22/04/2017
2 42 Vista Drive, CHIRNSIDE PARK	\$ 825,000	11/05/2017
3 50 Edward Road, CHIRNSIDE PARK	\$ 805,000	09/08/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 26 July 2017.