first national REAL ESTATE | Mark Gunther

Mark Gunther
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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	3 Mt Lebanon Road, Chum Creek Vic 3777

Indicative selling price

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

Range between $620,000 & $682,000

Median sale price*

Median price | ~~House~~ | ~~Unit~~ | Suburb Chum Creek

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	21 Mcgrettons Rd HEALESVILLE 3777	$631,000	06/08/2018
2	17 Mt Lebanon Rd CHUM CREEK 3777	$601,111	06/04/2018
3	7-9 Hazford St HEALESVILLE 3777	$599,000	01/05/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price
$620,000 - $682,000
No median price available



- - -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1167 sqm approx

Agent Comments

Comparable Properties



21 Mcgrettons Rd HEALESVILLE 3777 (REI)

4 2 2

Price: $631,000
Method: Private Sale
Date: 06/08/2018
Rooms: -
Property Type: House
Land Size: 791 sqm approx

Agent Comments



17 Mt Lebanon Rd CHUM CREEK 3777 (REI/VG)

3 1 -

Price: $601,111
Method: Private Sale
Date: 06/04/2018
Rooms: 7
Property Type: House
Land Size: 1219 sqm approx

Agent Comments



7-9 Hazford St HEALESVILLE 3777 (REI)

3 2 2

Price: $599,000
Method: Private Sale
Date: 01/05/2018
Rooms: 8
Property Type: House

Agent Comments

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