

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

112/22 Heritage Avenue, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$70,000 & \$77,000

Median sale price

Median price \$561,108 Property Type Unit Suburb Chirnside Park

Period - From 13/11/2018 to 12/11/2019 Source REIV

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	13/22 Heritage Av CHIRNSIDE PARK 3116	\$75,000	14/05/2019
2			
3			

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.~~

This Statement of Information was prepared on: 13/11/2019 17:16



Property Type:
Agent Comments

Indicative Selling Price
\$70,000 - \$77,000
Median Unit Price
13/11/2018 - 12/11/2019: \$561,108

Comparable Properties

13/22 Heritage Av CHIRNSIDE PARK 3116 (VG) Agent Comments



Price: \$75,000
Method: Sale
Date: 14/05/2019
Property Type: Retail - Mixed Use (Unspecified)
Land Size: 13431 sqm approx

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.