Vin McHugh
9722 9755
0418 121 102
vin@hoskins.com.au

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: 7 Sherwood Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $770,001 House X ~~Unit~~ Suburb Chirnside Park

Period - From 01/07/2017 to 30/09/2017 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	46 Crown Point Ridg CHIRNSIDE PARK 3116	$800,000	16/10/2017
2	64 Botanica Dr CHIRNSIDE PARK 3116	$785,000	21/11/2017
3	104 The Gateway LILYDALE 3140	$742,000	23/11/2017

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.~~

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.

7 Sherwood Road, Chirnside Park Vic 3116

Vin McHugh
9722 9755
0418 121 102
vin@hoskins.com.au



- -

Rooms:
Property Type: Land

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
September quarter 2017: $770,001

Comparable Properties



46 Crown Point Ridg CHIRNSIDE PARK 3116 (REI)

5 3 2

Price: $800,000
Method: Private Sale
Date: 16/10/2017
Rooms: 8
Property Type: House
Land Size: 876 sqm approx

Agent Comments



64 Botanica Dr CHIRNSIDE PARK 3116 (REI)

4 2 2

Price: $785,000
Method: Private Sale
Date: 21/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



104 The Gateway LILYDALE 3140 (REI)

4 2 2

Price: $742,000
Method: Private Sale
Date: 23/11/2017
Rooms: 6
Property Type: House
Land Size: 730 sqm approx

Agent Comments

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.