

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

89 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$890,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2021 to 30/06/2021 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	16 Vista Dr CHIRNSIDE PARK 3116	\$900,000	17/07/2021
2	69 St Andrews Dr CHIRNSIDE PARK 3116	\$860,000	10/07/2021
3	77 Botanica Dr CHIRNSIDE PARK 3116	\$855,000	15/04/2021

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:

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Property Type: Land
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 June quarter 2021: \$890,000

Comparable Properties



16 Vista Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$900,000
Method: Private Sale
Date: 17/07/2021
Property Type: House (Res)
Land Size: 906 sqm approx

69 St Andrews Dr CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$860,000
Method: Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 872 sqm approx

77 Botanica Dr CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$855,000
Method: Sale
Date: 15/04/2021
Property Type: House (Res)
Land Size: 420 sqm approx

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