### 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	89 Botanica Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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#### Median sale price

Median price	\$890,000	Pro	perty 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

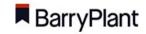
Add	dress of comparable property	Price	Date of sale
1	16 Vista Dr CHIRNSIDE PARK 3116	\$900,000	17/07/2021
2	69 St Andrews Dr CHIRNSIDE PARK 3116	\$860,000	10/07/2021
3	77 Botanica Dr CHIRNSIDE PARK 3116	\$855,000	15/04/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/10/2021 11:13









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)

Price: \$900,000 Method: Private Sale Date: 17/07/2021

**Property Type:** House (Res) **Land Size:** 906 sqm approx

Agent Comments

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

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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)

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Price: \$855,000 Method: Sale Date: 15/04/2021

Property Type: House (Res) Land Size: 420 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



