

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 44 Chirnside Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$849,950

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	3 Domaine Gr CHIRNSIDE PARK 3116	\$880,000	10/10/2017
2	15 Goldentree Dr CHIRNSIDE PARK 3116	\$859,000	27/09/2017
3	3 Botanica Dr CHIRNSIDE PARK 3116	\$830,000	06/10/2017

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 861 sqm approx
Agent Comments

Indicative Selling Price
\$849,950

Median House Price
September quarter 2017: \$770,001

Comparable Properties



3 Domaine Gr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 4  2  2

Price: \$880,000
Method: Private Sale
Date: 10/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 714 sqm approx



15 Goldentree Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$859,000
Method: Private Sale
Date: 27/09/2017
Rooms: 9
Property Type: House (Res)
Land Size: 766 sqm approx



3 Botanica Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 5  2  2

Price: \$830,000
Method: Private Sale
Date: 06/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 542 sqm approx