

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

22 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$900,000 Property Type House Suburb Chirnside Park

Period - From 21/02/2023 to 20/02/2024 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	21 Cumberland Cr CHIRNSIDE PARK 3116	\$972,500	08/02/2024
2	2 East Lnk CHIRNSIDE PARK 3116	\$927,500	17/02/2024
3	19 The Brentwoods CHIRNSIDE PARK 3116	\$865,000	25/01/2024

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:

21/02/2024 15:00



4 2 1

Property Type: House
Land Size: 1020 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 21/02/2023 - 20/02/2024: \$900,000

Comparable Properties



21 Cumberland Cr CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 2

Price: \$972,500
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 948 sqm approx



2 East Lnk CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 2

Price: \$927,500
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 857 sqm approx



19 The Brentwoods CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 2

Price: \$865,000
Method: Private Sale
Date: 25/01/2024
Property Type: House (Res)
Land Size: 1040 sqm approx