## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	21/02/2023	to	20/02/2024		So	urce	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.

Ad	dress 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



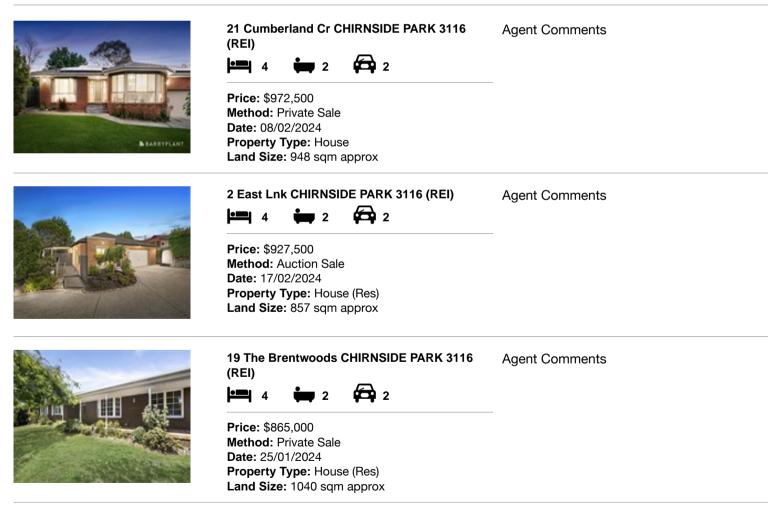






Property Type: House Land Size: 1020 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price 21/02/2023 - 20/02/2024: \$900,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300





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