

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

81 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$866,250 Property Type House Suburb Chirnside Park

Period - From 01/10/2020 to 31/12/2020 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	13 Allambi Rd CHIRNSIDE PARK 3116	\$960,000	16/12/2020
2	21 Southern Crss CHIRNSIDE PARK 3116	\$850,000	10/11/2020
3			

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: 12/04/2021 10:30

81 Meadowgate Drive, Chirnside Park Vic 3116

William Verhagen

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Indicative Selling Price

\$850,000 - \$890,000

Median House Price

December quarter 2020: \$866,250



3 1 0

Rooms: 4

Property Type: House (Res)

Land Size: 1479 sqm approx

Agent Comments

Comparable Properties



13 Allambi Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments

3 - -

Price: \$960,000

Method: Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 1486 sqm approx



21 Southern Crss CHIRNSIDE PARK 3116 (VG)

Agent Comments

3 - -

Price: \$850,000

Method: Sale

Date: 10/11/2020

Property Type: House (Res)

Land Size: 1345 sqm approx

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.

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