## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 81 Meadowgate Drive, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$850,000		&		\$890,000					
Median sale p	rice									
Median price	\$866,250	Pro	operty Type	Hou	se		Suburb	Chirnside Park		
Period - From	01/10/2020	to	31/12/2020		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 sixmonths 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	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**<sup>\*</sup> 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







Rooms: 4 Property Type: House (Res) Land Size: 1479 sqm approx Agent Comments William Verhagen 03 5786 2033 0437 371 969 william@integrityrealestate.net.au

Indicative Selling Price \$850,000 - \$890,000 Median House Price December quarter 2020: \$866,250

# **Comparable Properties**



13 Allambi Rd CHIRNSIDE PARK 3116 (VG)



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



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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments