

# 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

12 Goldentree Drive, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$721,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2019

to

30/09/2019

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	68 Regency Rise CHIRNSIDE PARK 3116	\$760,000	20/06/2019
2	4 Paula Way CHIRNSIDE PARK 3116	\$750,000	26/09/2019
3	12 Commerford PI CHIRNSIDE PARK 3116	\$750,000	23/09/2019

**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:

19/11/2019 10:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 578 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 September quarter 2019: \$721,000

## Comparable Properties



**68 Regency Rise CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 588 sqm approx



**4 Paula Way CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 26/09/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



**12 Commerford PI CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 23/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx