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	12 Goldentree Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$721,000	Pro	perty 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

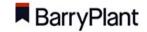
Add	dress of comparable property	Price	Date of sale
1	68 Regency Rise CHIRNSIDE PARK 3116	\$760,000	20/06/2019
2	4 Paula Way CHIRNSIDE PARK 3116	\$750,000	26/09/2019
3	12 Commerford PI CHIRNSIDE PARK 3116	\$750,000	23/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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

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)





Price: \$750,000 Method: Private Sale Date: 23/09/2019 Rooms: 4

Property Type: House (Res) Land Size: 449 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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.