

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

3 Botanica Drive, Chirnside Park 3116

### Indicative selling price

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

Single price

\$839,500

### Median sale price

Median price

\$765,000

\*House

X

Suburb

Chirnside Park

Period - From

1/4/17

to

30/6/17

Source

REIV

### Comparable property sales

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
24 Edward Road, Chirnside Park	\$805,000	30/3/17
42 Vista Drive, Chirnside Park	\$825,000	11/5/17
54 Regency Rise, Chirnside Park	\$815,000	8/4/17