

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

3 Clubpoint Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$756,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

31/12/2019

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	43 Roseman Rd CHIRNSIDE PARK 3116	\$807,000	21/11/2019
2	7 Pampero Ct MOOROOLBARK 3138	\$803,000	03/09/2019
3	34 Savanna Dr MOOROOLBARK 3138	\$800,000	21/09/2019

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:

29/01/2020 09:39



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Property Type: House
Land Size: 967 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
December quarter 2019: \$756,500

Comparable Properties



43 Roseman Rd CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 5  1  1

Price: \$807,000
Method: Private Sale
Date: 21/11/2019
Rooms: 6
Property Type: House
Land Size: 863 sqm approx

7 Pampero Ct MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 4  2  3

Price: \$803,000
Method: Private Sale
Date: 03/09/2019
Property Type: House
Land Size: 901 sqm approx



34 Savanna Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 4  2  2

Price: \$800,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 857 sqm approx