

## 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

34 Botanica 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$805,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Chirnside Park

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

6 Melrose Way Chirnside Park VIC 3116	\$815,000	05-Feb-19
10 Glencoe Place Lilydale VIC 3140	\$790,000	22-Jul-19
151 Botanica Drive Chirnside Park VIC 3116	\$790,000	01-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 26 September 2019



**6 Melrose Way Chirnside Park VIC 3116**

Sold Price

**\$815,000**

Sold Date

**05-Feb-19**

 4  2  2

Distance

**0.6km**



**10 Glencoe Place Lilydale VIC 3140**

Sold Price

**\$790,000**

Sold Date

**22-Jul-19**

 4  2  2

Distance

**1.63km**



**151 Botanica Drive Chirnside Park VIC 3116**

Sold Price

Sold Date

**01-Jul-19**

 5  2  2

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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