

# 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

131 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)

Range between \$990,000

&

\$1,085,000

### Median sale price

Median price \$758,250

Property Type House

Suburb Chirnside Park

Period - From 27/11/2019

to

26/11/2020

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	17 Rochelle Ct CHIRNSIDE PARK 3116	\$1,125,000	17/10/2020
2	80 Locksley Rd CHIRNSIDE PARK 3116	\$1,115,000	17/10/2020
3	7 Beaumont Dr CHIRNSIDE PARK 3116	\$1,045,000	25/10/2020

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:

27/11/2020 14:30