

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

33 Botanica Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$615,000 & \$655,000

Median sale price

Median price \$760,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2020 to 31/03/2020 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	1/55 Albert Hill Rd LILYDALE 3140	\$650,000	03/02/2020
2	42 Chirnside Dr CHIRNSIDE PARK 3116	\$627,000	27/03/2020
3	13 Beresford Rd LILYDALE 3140	\$618,000	16/03/2020

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:

15/07/2020 17:31



Property Type: Land
Agent Comments

Indicative Selling Price
\$615,000 - \$655,000
Median House Price
March quarter 2020: \$760,000

Comparable Properties



1/55 Albert Hill Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 03/02/2020
Property Type: Flat/Unit/Apartment (Res)



42 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$627,000
Method: Private Sale
Date: 27/03/2020
Property Type: House
Land Size: 439 sqm approx



13 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$618,000
Method: Private Sale
Date: 16/03/2020
Rooms: 4
Property Type: House
Land Size: 358 sqm approx