

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

4 Coachmans Court, Chirnside Park Vic 3116

Indicative selling price

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

Single price

\$640,000

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	141 Rolling Hills Rd CHIRNSIDE PARK 3116	\$652,800	02/03/2020
2	1 Bridle Path CHIRNSIDE PARK 3116	\$650,000	23/12/2019
3	20 Southern Crss CHIRNSIDE PARK 3116	\$650,000	13/12/2019

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:

21/05/2020 14:42



 3  - 

Property Type: Land
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$640,000
Median House Price
March quarter 2020: \$760,000

Comparable Properties



141 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$652,800
Method: Private Sale
Date: 02/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 869 sqm approx



1 Bridle Path CHIRNSIDE PARK 3116 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 23/12/2019
Property Type: House (Res)
Land Size: 891 sqm approx



20 Southern Crss CHIRNSIDE PARK 3116 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 13/12/2019
Property Type: House (Res)
Land Size: 863 sqm approx