Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 Coachmans Court, Chirnside Park Vic 3116
Including suburb and	
postcode	

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	Pro	perty 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

Auc	areas of comparable property	1 1100	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

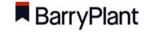
OR

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



Date of sale







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)

1 3



Price: \$652,800 Method: Private Sale Date: 02/03/2020

Rooms: 4

Property Type: House (Res) Land Size: 869 sqm approx

Agent Comments

1 Bridle Path CHIRNSIDE PARK 3116 (VG)





Agent Comments

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

Price: \$650,000 Method: Sale Date: 13/12/2019

Property Type: House (Res) Land Size: 863 sqm approx

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Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



