

# 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

36 Camden 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 \$900,000 & \$950,000

### Median sale price

Median price \$817,500 Property Type House Suburb Chirnside Park

Period - From 01/04/2020 to 31/03/2021 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	123 Botanica Dr CHIRNSIDE PARK 3116	\$915,000	09/03/2021
2	90 Sherwood Rd CHIRNSIDE PARK 3116	\$905,000	24/03/2021
3	8 Eyton Cl CHIRNSIDE PARK 3116	\$900,000	25/03/2021

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:

27/04/2021 14:03



**Property Type:** Land  
**Land Size:** 611 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
Year ending March 2021: \$817,500

## Comparable Properties



**123 Botanica Dr CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 09/03/2021  
**Property Type:** House  
**Land Size:** 532 sqm approx



**90 Sherwood Rd CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 24/03/2021  
**Property Type:** House  
**Land Size:** 499 sqm approx



**8 Eyton CI CHIRNSIDE PARK 3116 (REI)** **Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 25/03/2021  
**Property Type:** House  
**Land Size:** 754 sqm approx