

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 67 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Single price \$794,950

Median sale price

Median price \$745,000 House X Unit Suburb Chirnside Park

Period - From 01/10/2017 to 31/12/2017 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	87 Victoria Rd CHIRNSIDE PARK 3116	\$800,000	18/12/2017
2	58 Parkvalley Dr CHIRNSIDE PARK 3116	\$790,000	06/01/2018
3	75 Chirnside Dr CHIRNSIDE PARK 3116	\$780,000	28/11/2017

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.



 4  3  6

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$794,950

Median House Price
December quarter 2017: \$745,000

Comparable Properties



87 Victoria Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$800,000
Method: Private Sale
Date: 18/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 936 sqm approx



58 Parkvalley Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 06/01/2018
Rooms: 4
Property Type: House
Land Size: 874 sqm approx



75 Chirnside Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  2

Price: \$780,000
Method: Private Sale
Date: 28/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1096 sqm approx