

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	67 Meadowgate Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$745,000	Hou	use X	Unit		Subu	rb 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.

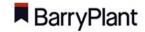
Ad	dress of comparable property	Price	Date of sale
1	87 Victoria Rd CHIRNSIDE PARK 3116	\$800,000	18/12/2017
2	58 Parkvalley Dr CHIRNSIDE PARK 3116	\$790,000	06/01/2018
3	75 Chirnside Dr CHIRNSIDE PARK 3116	\$780,000	28/11/2017

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.















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)





Price: \$800,000 Method: Private Sale Date: 18/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 936 sqm approx

Agent Comments



58 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) Agent Comments







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)





Price: \$780,000 Method: Private Sale Date: 28/11/2017

Rooms: -

Property Type: House (Res) Land Size: 1096 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments