## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

58a Kimberley Drive, Chirnside Park Vic 3116

#### Indicative selling price

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

Range between \$635,000	&	\$695,000
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#### Median sale price

Median price	\$721,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2019	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	7 Yarraridge Dr CHIRNSIDE PARK 3116	\$690,000	20/08/2019
2	129 Billanook Way CHIRNSIDE PARK 3116	\$675,009	26/09/2019
3	31 Meadowgate Dr CHIRNSIDE PARK 3116	\$638,000	09/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/12/2019 10:03













**Property Type: Agent Comments** 

**Indicative Selling Price** \$635,000 - \$695,000 **Median House Price** September quarter 2019: \$721,000

# Comparable Properties



7 Yarraridge Dr CHIRNSIDE PARK 3116

(REI/VG) **-**3





Price: \$690,000 Method: Private Sale Date: 20/08/2019 Rooms: 4

Property Type: House (Res) Land Size: 440 sqm approx

**Agent Comments** 



129 Billanook Way CHIRNSIDE PARK 3116

(REI/VG)

**-**3





**Agent Comments** 

Agent Comments

Price: \$675,009 Method: Private Sale Date: 26/09/2019 Property Type: House Land Size: 354 sqm approx



31 Meadowgate Dr CHIRNSIDE PARK 3116

(REI)



Price: \$638,000 Method: Private Sale Date: 09/10/2019 Rooms: 5

Property Type: House Land Size: 423 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.