

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

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

Median sale price

Median price \$721,000 Property 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	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 comparable properties 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)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 20/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 440 sqm approx



129 Billanook Way CHIRNSIDE PARK 3116 (REI/VG)

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)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 09/10/2019
Rooms: 5
Property Type: House
Land Size: 423 sqm approx