

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	3 Beaumont Drive, Chirnside Park Vic 3116
---	---

Indicative selling price

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

Single price	\$749,000
--------------	-----------

Median sale price

Median price	\$749,950	House	X	Unit		Suburb	Chirnside Park
Period - From	01/10/2017	to	30/09/2018	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	5 Cloverdale La CHIRNSIDE PARK 3116	\$775,000	01/11/2018
2	104 Nimblefoot Way LILYDALE 3140	\$771,000	01/11/2018
3	4 Chirnside Dr CHIRNSIDE PARK 3116	\$767,000	16/10/2018

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: Land
Agent Comments

Indicative Selling Price

\$749,000

Median House Price

Year ending September 2018: \$749,950

Comparable Properties



5 Cloverdale La CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 01/11/2018
Rooms: 7
Property Type: House



104 Nimblefoot Way LILYDALE 3140 (REI)

Agent Comments



Price: \$771,000
Method: Private Sale
Date: 01/11/2018
Rooms: -
Property Type: House
Land Size: 777 sqm approx



4 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$767,000
Method: Private Sale
Date: 16/10/2018
Rooms: -
Property Type: House
Land Size: 1018 sqm approx