

## 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](http://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