## 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	31 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

Range between	\$550,000	&	\$600,000
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### Median sale price

Median price	\$695,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2018	to	30/06/2019		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

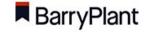
Add	dress of comparable property	Price	Date of sale
1	46 St Andrews Dr CHIRNSIDE PARK 3116	\$600,000	24/05/2019
2	11 Breakaday Pass CHIRNSIDE PARK 3116	\$560,000	11/07/2019
3	13 Breakaday Pass CHIRNSIDE PARK 3116	\$560,000	26/07/2019

#### 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:	01/10/2019 17:35









**Property Type:** House **Land Size:** 954 sqm approx Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending June 2019: \$695,000

# Comparable Properties



46 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG)

NEI/VG)

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Price: \$600,000 Method: Private Sale Date: 24/05/2019 Rooms: 5

Property Type: House Land Size: 859 sqm approx **Agent Comments** 



11 Breakaday Pass CHIRNSIDE PARK 3116

(VG)

**4** 

**~** -

Price: \$560,000 Method: Sale Date: 11/07/2019

Property Type: House (Res) Land Size: 849 sqm approx

**Agent Comments** 



13 Breakaday Pass CHIRNSIDE PARK 3116

(REI)

4

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Price: \$560,000 Method: Private Sale Date: 26/07/2019 Property Type: House Land Size: 856 sqm approx **Agent Comments** 

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



