

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

40 Country Club Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$770,001 House X Unit Suburb Chirnside Park

Period - From 01/07/2017 to 30/09/2017 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	12 Joel PI MOOROOLBARK 3138	\$780,000	09/09/2017
2	24 St Andrews Dr CHIRNSIDE PARK 3116	\$770,001	12/09/2017
3	11 St Andrews Dr CHIRNSIDE PARK 3116	\$751,000	30/05/2017

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: House (Previously Occupied - Detached)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

September quarter 2017: \$770,001

Comparable Properties



12 Joel PI MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 09/09/2017

Rooms: 6

Property Type: House

Land Size: 602 sqm approx



24 St Andrews Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$770,001

Method: Auction Sale

Date: 12/09/2017

Rooms: -

Property Type: House



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

Agent Comments



Price: \$751,000

Method: Private Sale

Date: 30/05/2017

Rooms: 4

Property Type: House

Land Size: 899 sqm approx