

## 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 49 Country Club 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)

Range between \$700,000 & \$770,000

#### Median sale price

Median price \$747,475 House X Unit Suburb Chirnside Park

Period - From 01/01/2017 to 31/12/2017 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 67 Meadowgate Dr CHIRNSIDE PARK 3116	\$770,000	21/02/2018
2 14 High Tor MOOROOLBARK 3138	\$751,325	13/03/2018
3 29 Botanica Dr CHIRNSIDE PARK 3116	\$725,000	26/03/2018

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:** House  
**Land Size:** 864.329 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median House Price**  
 Year ending December 2017: \$747,475

## Comparable Properties



**67 Meadowgate Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 21/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)



**14 High Tor MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$751,325  
**Method:** Private Sale  
**Date:** 13/03/2018  
**Rooms:** 1  
**Property Type:** Land  
**Land Size:** 831 sqm approx



**29 Botanica Dr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 26/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 420 sqm approx