

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

18 Mayfair Court, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$695,000 House X Unit 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	Price	Date of sale
1	42 Hedwig Dr MOOROOLBARK 3138	\$606,000	18/05/2019
2	23 Bellara Dr MOOROOLBARK 3138	\$600,000	05/04/2019
3	197a Maroondah Hwy CHIRNSIDE PARK 3116	\$600,000	23/07/2019

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
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$610,000
Median House Price
 Year ending June 2019: \$695,000

Comparable Properties



42 Hedwig Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$606,000
Method: Auction Sale
Date: 18/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 313 sqm approx



23 Bellara Dr MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 05/04/2019
Rooms: 4
Property Type: House
Land Size: 893 sqm approx



197a Maroondah Hwy CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 23/07/2019
Rooms: -
Property Type: House
Land Size: 416 sqm approx