

### 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

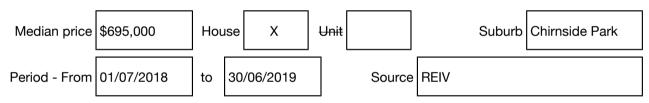
8 18 Mayfair Court, Chirnside Park Vic 3116 9

#### Indicative selling price

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

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

#### Median sale price



#### 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.

Ad	dress 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.

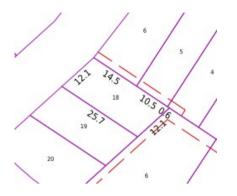
#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

#### Generated: 28/08/2019 09:39

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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

Professionals

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



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

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