

# 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

67 St Andrews 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

&

\$750,000

### Median sale price

Median price

\$866,250

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2020

to

31/12/2020

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	6 Autumn Gr MOOROOLBARK 3138	\$750,000	28/01/2021
2	3a Campus Gte CHIRNSIDE PARK 3116	\$737,500	05/10/2020
3	32 Meadowgate Dr CHIRNSIDE PARK 3116	\$735,000	03/11/2020

**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.~~

This Statement of Information was prepared on:

17/02/2021 15:55



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**Property Type:** House  
**Land Size:** 874 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
December quarter 2020: \$866,250

## Comparable Properties



**6 Autumn Gr MOOROOLBARK 3138 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 28/01/2021  
**Property Type:** House



**3a Campus Gte CHIRNSIDE PARK 3116 (VG)**

**Agent Comments**

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**Price:** \$737,500  
**Method:** Sale  
**Date:** 05/10/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**32 Meadowgate Dr CHIRNSIDE PARK 3116 (VG)**

**Agent Comments**

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**Price:** \$735,000  
**Method:** Sale  
**Date:** 03/11/2020  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx