## 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

3 Brambleberry Lane, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$750,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/07/2020	to	30/09/2020	)	So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1a Coombah Ct MOOROOLBARK 3138	\$630,000	08/07/2020
2	6 Coolaroo Ct MOOROOLBARK 3138	\$620,000	04/08/2020
3	38a Erskine Ridg MOOROOLBARK 3138	\$610,029	04/05/2020

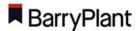
OR

**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:

28/10/2020 14:46









Property Type: Land Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median House Price September quarter 2020: \$750,000

# **Comparable Properties**



1a Coombah Ct MOOROOLBARK 3138 (REI) Agent Comments



Price: \$630,000 Method: Sale by Tender Date: 08/07/2020 Property Type: Unit Land Size: 429 sqm approx



6 Coolaroo Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$620,000 Method: Private Sale Date: 04/08/2020 Property Type: House Land Size: 340 sqm approx



38a Erskine Ridg MOOROOLBARK 3138 (REI/VG)



Price: \$610,029 Method: Private Sale Date: 04/05/2020 Property Type: Unit Land Size: 371 sqm approx Agent Comments

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



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.