

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$630,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2020

to

30/09/2020

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	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)**

**Agent Comments**



**Price:** \$610,029

**Method:** Private Sale

**Date:** 04/05/2020

**Property Type:** Unit

**Land Size:** 371 sqm approx