

### 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

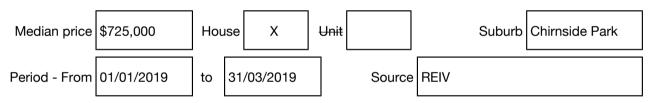
71 Meadowgate Drive, Chirnside Park Vic 3116

#### Indicative selling price

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

Range between	\$670,000	&	\$735,000

#### 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.

Address of comparable property		Price	Date of sale
1	16 Parklands Av CHIRNSIDE PARK 3116	\$735,000	19/02/2019
2	6 Coachmans Ct CHIRNSIDE PARK 3116	\$715,000	26/04/2019
3	53 Parkvalley Dr CHIRNSIDE PARK 3116	\$695,000	03/12/2018

#### 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: 14/05/2019 14:23

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: House Land Size: 985.395 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$735,000 Median House Price March quarter 2019: \$725,000

## **Comparable Properties**



16 Parklands Av CHIRNSIDE PARK 3116 Agent Comments (REI/VG)

2 2



Price: \$735,000 Method: Private Sale Date: 19/02/2019 Rooms: -Property Type: House Land Size: 932 sqm approx



6 Coachmans Ct CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$715,000 Method: Private Sale Date: 26/04/2019 Rooms: 6 Property Type: House Land Size: 907 sqm approx



53 Parkvalley Dr CHIRNSIDE PARK 3116 Agent Comments (REI/VG)



Price: \$695,000 Method: Private Sale

Date: 03/12/2018 Rooms: 7 Property Type: House Land Size: 905 sqm approx

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