

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

Median price \$725,000 House X Unit Suburb Chirnside Park

Period - From 01/01/2019 to 31/03/2019 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	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.



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 (REI/VG)

Agent Comments



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 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 03/12/2018

Rooms: 7

Property Type: House

Land Size: 905 sqm approx