

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

22 Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$990,000 Property Type House Suburb Chirnside Park

Period - From 01/04/2023 to 30/06/2023 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	5 Circle Ridg CHIRNSIDE PARK 3116	\$890,000	18/09/2023
2	29 Carole Av CHIRNSIDE PARK 3116	\$880,000	25/05/2023
3	34 The Brentwoods CHIRNSIDE PARK 3116	\$862,000	03/05/2023

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:

05/10/2023 11:01



 3  2  2

Rooms: 5
Property Type: House
Land Size: 1019 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 June quarter 2023: \$990,000

Comparable Properties



5 Circle Ridg CHIRNSIDE PARK 3116 (REI)

Agent Comments

 4  2  9

Price: \$890,000
Method: Private Sale
Date: 18/09/2023
Property Type: House
Land Size: 860 sqm approx



29 Carole Av CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  4

Price: \$880,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 866 sqm approx

34 The Brentwoods CHIRNSIDE PARK 3116 (VG)

Agent Comments

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Price: \$862,000
Method: Sale
Date: 03/05/2023
Property Type: House (Res)
Land Size: 935 sqm approx

Account - Barry Plant | P: 03 9735 3300