

## Statement of Information

### Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 58 Kimberley Drive, Chirnside Park. Victoria. 3116

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$700,000 & \$740,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$741,350 \*House ☒ \*Unit ☐ Suburb Chirnside Park  
Period - From May 2017 to Apr 2018 Source Corelogic

#### 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 : 9 The Parkway, Chirnside Park. Victoria. 3116	\$702,000	23-Feb-18
2 : 13 Wickham Court, Chirnside Park. Victoria. 3116	\$704,000	16-Mar-18
3 : 29 Botanica Drive, Chirnside Park. Victoria. 3116	\$725,000	17-Feb-18