

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

94 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$965,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2022 to 31/03/2022 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	79 Rolling Hills Rd CHIRNSIDE PARK 3116	\$815,000	15/02/2022
2	28 Huntingdale Dr CHIRNSIDE PARK 3116	\$800,000	24/12/2021
3	120 Edward Rd CHIRNSIDE PARK 3116	\$800,000	11/01/2022

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:

13/05/2022 09:30

94 Rolling Hills Road, Chirnside Park Vic 3116

Christopher Clerke

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Indicative Selling Price

\$780,000 - \$820,000

Median House Price

March quarter 2022: \$965,000



 4  2  2

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



79 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$815,000

Method: Private Sale

Date: 15/02/2022

Property Type: House

Land Size: 873 sqm approx



28 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  1  2

Price: \$800,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 868 sqm approx



120 Edward Rd CHIRNSIDE PARK 3116 (VG)

Agent Comments

 3  -  -

Price: \$800,000

Method: Sale

Date: 11/01/2022

Property Type: House (Res)

Land Size: 864 sqm approx

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