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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 84 Roseman Road, Chirnside park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$620,000

&

\$680,000

### Median sale price

Median price \$765,000 House X Suburb Chirnside Park

Period - From March 2017 to July 2017

Source REIV propertydata.com.au

### Comparable property sales

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 57 Park Valley Drive, Chirnside Park | \$675,000 | 28/07/2017   |
| 2 44 Kingswood Drive, Chirnside Park   | \$640,000 | 08/06/2017   |
| 3 11 Cumberland Crs, Chirnside Park    | \$645,000 | 12/04/2017   |

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.