

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

1/21 Rolloway Rise Chirnside Park Vic 3138

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$730,000

Property Type House

Suburb Mooroolbark

Period - From 01/04/2020

to

31/03/2021

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	22A Carawa St MOOROOLBARK 3138	\$725,000	10/03/2021
2	3 Dunoon St MOOROOLBARK 3138	\$695,000	09/02/2021
3	44 Daymar Dr MOOROOLBARK 3138	\$692,786	05/03/2021

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:

22/04/2021 11:54



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending March 2021: \$730,000

Comparable Properties



22A Carawa St MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$725,000
Method: Private Sale
Date: 10/03/2021
Property Type: House (Res)
Land Size: 316 sqm approx



3 Dunoon St MOOROOLBARK 3138 (VG)

Agent Comments

 3  -  -

Price: \$695,000
Method: Sale
Date: 09/02/2021
Property Type: House (Res)
Land Size: 447 sqm approx



44 Daymar Dr MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$692,786
Method: Private Sale
Date: 05/03/2021
Property Type: House
Land Size: 472 sqm approx