

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

43 Roseman Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$721,000

Property Type House

Suburb Chirnside Park

Period - From 01/07/2019

to 30/09/2019

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	9 Kingswood Dr CHIRNSIDE PARK 3116	\$705,000	27/09/2019
2	73 St Andrews Dr CHIRNSIDE PARK 3116	\$705,000	25/07/2019
3	71 Meadowgate Dr CHIRNSIDE PARK 3116	\$700,000	03/06/2019

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:

06/11/2019 13:45



 5  1  1

Property Type: House
Land Size: 862 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2019: \$721,000

Comparable Properties



9 Kingswood Dr CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 4  2  2

Price: \$705,000
Method: Sold Before Auction
Date: 27/09/2019
Property Type: House (Res)
Land Size: 937 sqm approx



73 St Andrews Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 4  2  3

Price: \$705,000
Method: Private Sale
Date: 25/07/2019
Property Type: House
Land Size: 855 sqm approx



71 Meadowgate Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 03/06/2019
Rooms: 6
Property Type: House
Land Size: 985 sqm approx