Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	43 Roseman Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$721,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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

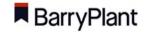
OR

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



Date of sale







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)

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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)

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

Agent Comments



71 Meadowgate Dr CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$700,000 Method: Private Sale Date: 03/06/2019 Rooms: 6

Property Type: House **Land Size:** 985 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



