

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	14 Roseman Road, Chirnside Park Vic 3116
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Indicative selling price

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

Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$751,000	House	X	Unit		Suburb	Chirnside Park
Period - From	01/04/2017	to	31/03/2018	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	13 Trenton PI MOOROOLBARK 3138	\$740,000	06/04/2018
2	47 Nelson Rd LILYDALE 3140	\$726,000	02/04/2018
3	1 Camplin Rise LILYDALE 3140	\$690,000	07/05/2018

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 988 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending March 2018: \$751,000

Comparable Properties



13 Trenton PI MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 06/04/2018
Rooms: 5
Property Type: House



47 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$726,000
Method: Private Sale
Date: 02/04/2018
Rooms: 7
Property Type: House
Land Size: 839 sqm approx



1 Camplin Rise LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$690,000
Method: Private Sale
Date: 07/05/2018
Rooms: 4
Property Type: House
Land Size: 318 sqm approx