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

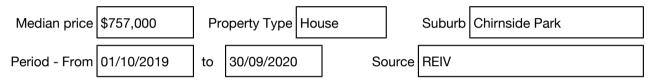
41 St Andrews Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price	see consumer.vic.gov.au	/underguoting
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Single price \$859,950

Median sale price



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 sixmonths 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	50 Rolling Hills Rd CHIRNSIDE PARK 3116	\$870,000	17/09/2020
2	28 Rolling Hills Rd CHIRNSIDE PARK 3116	\$760,000	16/07/2020
3			

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:

16/11/2020 15:15









Property Type: House (Res) Land Size: 977 sqm approx Agent Comments Indicative Selling Price \$859,950 Median House Price Year ending September 2020: \$757,000

Comparable Properties



50 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)



Price: \$870,000 Method: Private Sale Date: 17/09/2020 Property Type: House (Res)

Agent Comments

Agent Comments



28 Rolling Hills Rd CHIRNSIDE PARK 3116 (VG)



Price: \$760,000 Method: Sale Date: 16/07/2020 Property Type: House (Res) Land Size: 946 sqm approx

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.

Account - Hoskins | P: 98747677, 9722 9755



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.