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	69 Rolling Hills Road, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

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

Single price \$499,000

Median sale price

Median price	\$660,000	Hou	ise X	Unit		Subur	Chirnside Park
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

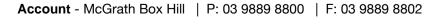
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	16 Camden Dr CHIRNSIDE PARK 3116	\$541,000	05/09/2018
2	28 Camden Dr CHIRNSIDE PARK 3116	\$517,000	01/11/2018
3	75 Locksley Rd CHIRNSIDE PARK 3116	\$365,000	11/02/2019

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.







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McGrath







Rooms:

Property Type: Land Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price \$499,000 Median House Price December quarter 2018: \$660,000

Comparable Properties



16 Camden Dr CHIRNSIDE PARK 3116 (REI/VG)

El/VG)





Price: \$541,000 Method: Private Sale Date: 05/09/2018

Rooms: -

Property Type: Land (Res) Land Size: 630 sqm approx **Agent Comments**

28 Camden Dr CHIRNSIDE PARK 3116 (VG)







Agent Comments

Price: \$517,000 **Method:** Sale **Date:** 01/11/2018

Rooms: -

·**-**

Property Type: Land **Land Size:** 594 sqm approx

75 Locksley Rd CHIRNSIDE PARK 3116 (REI)





Price: \$365,000 Method: Private Sale Date: 11/02/2019

Rooms: -

Property Type: Land Land Size: 350 sqm approx Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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