

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 69 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,000

Median sale price

Median price \$660,000 House ☒ Unit ☐ Suburb 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.

	Address 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.



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)

Agent Comments



Price: \$541,000
Method: Private Sale
Date: 05/09/2018
Rooms: -
Property Type: Land (Res)
Land Size: 630 sqm approx

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)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 11/02/2019
Rooms: -
Property Type: Land
Land Size: 350 sqm approx