## 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	17 Rochelle Court, 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	\$990,000	&	\$1,085,000
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### Median sale price

Median price	\$787,650	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/04/2020	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	59 Huntingdale Dr CHIRNSIDE PARK 3116	\$1,125,000	15/06/2020
2	13 Osage Conc MOOROOLBARK 3138	\$1,090,000	27/05/2020
3	4 Buvelot Ct CHIRNSIDE PARK 3116	\$1,080,000	08/05/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2020 15:57



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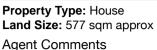
> **Indicative Selling Price** \$990,000 - \$1,085,000

> **Median House Price** June quarter 2020: \$787,650











# Comparable Properties



59 Huntingdale Dr CHIRNSIDE PARK 3116

(REI/VG)

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Price: \$1,125,000 Method: Private Sale Date: 15/06/2020 Property Type: House Land Size: 1037 sqm approx **Agent Comments** 



13 Osage Conc MOOROOLBARK 3138 (REI)

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Price: \$1,090,000 Method: Private Sale Date: 27/05/2020 Rooms: 9

Property Type: House Land Size: 695 sqm approx **Agent Comments** 



4 Buvelot Ct CHIRNSIDE PARK 3116 (VG)







Price: \$1,080,000 Method: Sale Date: 08/05/2020

Property Type: House (Res) Land Size: 692 sqm approx **Agent Comments** 

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