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

16 Rolloway Rise, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$756,500	Pro	operty Type	Hou	se		Suburb	Chirnside Park	
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	29 Delamere Dr CHIRNSIDE PARK 3116	\$770,000	27/08/2019
2	40 Rolling Hills Rd CHIRNSIDE PARK 3116	\$750,000	18/09/2019
3	9 Carrington Ct CHIRNSIDE PARK 3116	\$743,000	04/11/2019

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.

This Statement of Information was prepared on:

29/01/2020 10:58









Property Type: House Land Size: 882 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price December quarter 2019: \$756,500

Comparable Properties



29 Delamere Dr CHIRNSIDE PARK 3116 (REI/VG)



Price: \$770,000 Method: Private Sale Date: 27/08/2019 Rooms: 4 Property Type: House (Res) Land Size: 804 sqm approx Agent Comments

Agent Comments



40 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)



Price: \$750,000 Method: Private Sale Date: 18/09/2019 Rooms: 7 Property Type: House (Res) Land Size: 921 sqm approx



9 Carrington Ct CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$743,000 Method: Private Sale Date: 04/11/2019 Rooms: 4 Property Type: House (Res) Land Size: 858 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



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.