# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

#### 45 ROSEMAN ROAD CHIRNSIDE PARK VIC 3116

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$1,050,000	&	\$1,100,000
Median sale price (*Delete house or unit as app	plicable)				
Median Price	\$742,500	Property type	House	Suburb	Chirnside Park

31 Mar 2021

Source

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

01 Apr 2020

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
61 SHERWOOD ROAD CHIRNSIDE PARK VIC 3116	\$1,140,000	12-Mar-21
44 PARKVALLEY DRIVE CHIRNSIDE PARK VIC 3116	\$1,015,000	19-Nov-20
80 LOCKSLEY ROAD CHIRNSIDE PARK VIC 3116	\$1,115,000	17-Oct-20

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 April 2021

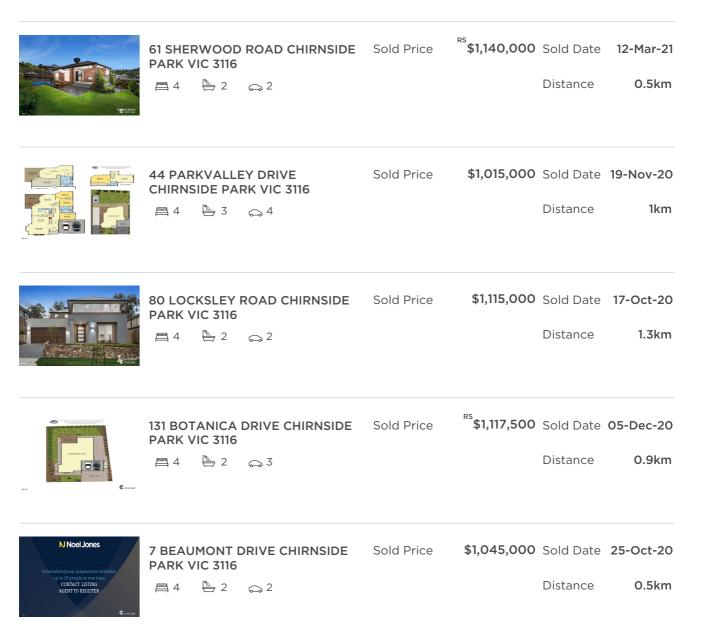


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consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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