# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

# Property offered for sale

Address	149 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	\$629,950

#### Median sale price

Median price \$760,000	Pro	perty Type H	ouse		Suburb	Chirnside Park
Period - From 01/01/2020	to	31/03/2020	S	ource	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

	incos of comparable property	1 1100	Date of Sale
1	141 Rolling Hills Rd CHIRNSIDE PARK 3116	\$652,800	02/03/2020
2	33 Bardaster Blvd CHIRNSIDE PARK 3116	\$630,000	04/03/2020
3	42 Chirnside Dr CHIRNSIDE PARK 3116	\$627,000	27/03/2020

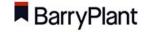
#### OR

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:	27/06/2020 16:25



Date of sale







Property Type: House Land Size: 858 sqm approx Agent Comments

**Indicative Selling Price** \$629,950 **Median House Price** March quarter 2020: \$760,000

# Comparable Properties



141 Rolling Hills Rd CHIRNSIDE PARK 3116

(REI/VG)

**1** 3



Price: \$652,800 Method: Private Sale Date: 02/03/2020 Rooms: 4

Property Type: House (Res) Land Size: 869 sqm approx





Price: \$630.000 Method: Sale Date: 04/03/2020

Property Type: House (Res) Land Size: 197 sqm approx



42 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

Price: \$627,000 Method: Private Sale Date: 27/03/2020 **Property Type:** House Land Size: 439 sqm approx Agent Comments

Agent Comments

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



