## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$869,950

#### Median sale price

Median price \$760,000	Property Type	House	Suburb	Chirnside Park
Period - From 01/01/2020	to 31/03/2020	) Sou	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.

#### Address of comparable property

1	7 Highleigh Ct MOOROOLBARK 3138	\$910,000	27/03/2020
2	11 Roseman Rd CHIRNSIDE PARK 3116	\$880,000	16/02/2020
3	16 Rolloway Rise CHIRNSIDE PARK 3116	\$860,000	06/03/2020

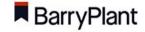
#### OR

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:	23/04/2020 15:00



Date of sale











Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$869,950 Median House Price March quarter 2020: \$760,000

# Comparable Properties



7 Highleigh Ct MOOROOLBARK 3138 (REI)

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Price: \$910,000 Method: Private Sale Date: 27/03/2020 Property Type: House Land Size: 936 sqm approx **Agent Comments** 



11 Roseman Rd CHIRNSIDE PARK 3116

(REI/VG)





Price: \$880,000 Method: Private Sale Date: 16/02/2020 Rooms: 5

**Property Type:** House **Land Size:** 758 sqm approx

**Agent Comments** 



16 Rolloway Rise CHIRNSIDE PARK 3116

(REI/VG)

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Agent Comments

Price: \$860,000 Method: Private Sale Date: 06/03/2020 Rooms: 6

Property Type: House Land Size: 880 sqm approx

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