

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

14 ROLLING HILLS ROAD CHIRNSIDE PARK VIC 3116

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,250

Property type

House

Suburb

Chirnside Park

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

94 ROLLING HILLS ROAD CHIRNSIDE PARK VIC 3116	908888	24-May-22
9 CARRINGTON COURT CHIRNSIDE PARK VIC 3116	850000	06-Jul-22
71 SWITCHBACK ROAD CHIRNSIDE PARK VIC 3116	850000	25-Oct-22

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: 16 November 2022


**94 ROLLING HILLS ROAD
CHIRNSIDE PARK VIC 3116**

Sold Price

908888 Sold Date **24-May-22**
 4  2  2

Distance **0.7km**

**9 CARRINGTON COURT CHIRNSIDE
PARK VIC 3116**

Sold Price

850000 Sold Date **06-Jul-22**
 3  2  3

Distance **0.44km**

**71 SWITCHBACK ROAD CHIRNSIDE
PARK VIC 3116**

Sold Price

^{RS} **850000** ^{UN} Sold Date **25-Oct-22**
 3  1  2

Distance **0.33km**
RS = Recent sale

UN = Undisclosed Sale

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