

Date: 10/1/18

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 21 Rollowy Rise, Chirnside Park 3136

Indicative selling price

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

Single price \$749,950

Median sale price

Median price \$770,000

House X

Suburb Chirnside Park

Period - From 1/7/2017 to 30/9/2017

Source REIV

Comparable property sales

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	Price	Date of sale
123 Rolling Hills Road, Chirnside Park	\$770,000	12/10/2017
24 St Andrews Drive, Chirnside Park	\$770,000	12/9/2017
26 Counrty Club Drive, Chirnside Park	\$740,000	28/9/2017