

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

38 Rolling Hills Road, Chirnside Park Vic 3116

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$687,500

Property Type

House

Suburb

Chirnside Park

Period - From

17/09/2018

to

16/09/2019

Source

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 | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 7 Glencoe PI LILYDALE 3140     | \$751,000 | 17/04/2019   |
| 2 | 3 Revenue PI LILYDALE 3140     | \$745,000 | 25/05/2019   |
| 3 | 2 Mentor Gr LILYDALE 3140      | \$720,000 | 02/06/2019   |

**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:

17/09/2019 16:03



**Property Type:** House (Res)

**Land Size:** 891 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

17/09/2018 - 16/09/2019: \$687,500

## Comparable Properties



**7 Glencoe PI LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$751,000

**Method:** Private Sale

**Date:** 17/04/2019

**Property Type:** House

**Land Size:** 705 sqm approx



**3 Revenue PI LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 760 sqm approx

**2 Mentor Gr LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$720,000

**Method:** Sale

**Date:** 02/06/2019

**Property Type:** House (Res)

**Land Size:** 651 sqm approx