## 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	38 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

Range between \$700,000	&	\$770,000
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#### Median sale price

Median price	\$687,500	Pro	perty Type H	louse		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

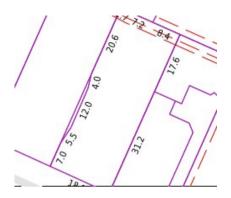
#### OR

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)

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Price: \$751,000 Method: Private Sale Date: 17/04/2019 Property Type: House Land Size: 705 sqm approx Agent Comments



3 Revenue PI LILYDALE 3140 (REI/VG)





Price: \$745,000
Method: Auction Sale

Rooms: 5

Date: 25/05/2019

**Property Type:** House (Res) **Land Size:** 760 sqm approx

**Agent Comments** 

2 Mentor Gr LILYDALE 3140 (VG)

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**Price:** \$720,000 **Method:** Sale **Date:** 02/06/2019

**Property Type:** House (Res) **Land Size:** 651 sqm approx

Agent Comments

Account - Philip Webb



