

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

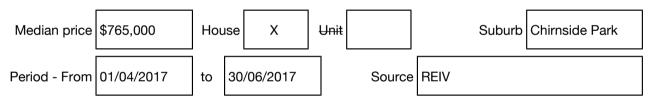
Address 30 Rolling Hills Road, Chirnside Park Vic 3116 Including suburb and postcode

Indicative selling price

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

 Range between
 \$650,000
 &
 \$690,000

Median sale price



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	19 Trenton PI MOOROOLBARK 3138	\$688,290	03/08/2017
2	39 Winnetka Dr LILYDALE 3140	\$682,700	18/08/2017
3	57 Parkvalley Dr CHIRNSIDE PARK 3116	\$675,000	28/07/2017

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

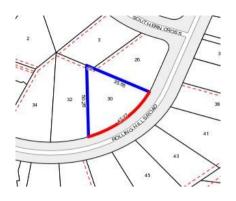
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price June quarter 2017: \$765,000

Comparable Properties

	19 Trenton PI MOOROOLBARK 3138 (REI) 3 2 2 2 Price: \$688,290 Method: Private Sale Date: 03/08/2017 Rooms: 4 Property Type: House Land Size: 872 sqm approx	Agent Comments
	39 Winnetka Dr LILYDALE 3140 (REI) 3 1 2 2 Price: \$682,700 Method: Private Sale Date: 18/08/2017 Rooms: 4 Property Type: House Land Size: 869 sqm approx	Agent Comments
FILLUS	57 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) 3 2 2 2 Price: \$675,000 Method: Private Sale Date: 28/07/2017 Rooms: 4 Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments

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