

## 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	30 Rolling Hills Road, Chirnside Park Vic 3116
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#### Indicative selling price

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

Range between	\$650,000	&	\$690,000
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#### Median sale price

Median price	\$765,000	House	X	Unit		Suburb	Chirnside Park
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

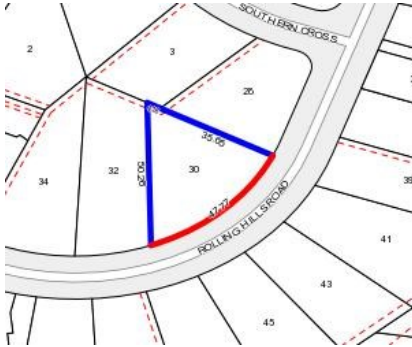
#### Comparable property sales (\*Delete A or B below as applicable)

**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	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.~~



**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)**

**Agent Comments**

 3  2  2

**Price:** \$688,290  
**Method:** Private Sale  
**Date:** 03/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 872 sqm approx



**39 Winnetka Dr LILYDALE 3140 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$682,700  
**Method:** Private Sale  
**Date:** 18/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 869 sqm approx



**57 Parkvalley Dr CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 28/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx