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

12 Rolling Hills Road, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$760,000		&		\$810,000				
Median sale price									
Median price	\$980,000	Pro	Property Type Hou		JSE		Suburb	Chirnside Park	
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Huntingdale Dr CHIRNSIDE PARK 3116	\$808,000	04/10/2022
2	4 Sheppards La CHIRNSIDE PARK 3116	\$806,000	28/09/2022
3	5 Huntingdale Dr CHIRNSIDE PARK 3116	\$790,000	10/11/2022

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:

02/02/2023 10:15









Property Type: House Land Size: 863 sqm approx Agent Comments Indicative Selling Price \$760,000 - \$810,000 Median House Price December quarter 2022: \$980,000

Comparable Properties

La sono la	23 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG) I 3 I 2 2 2	Agent Comments
A Professionals	Price: \$808,000 Method: Sale by Tender Date: 04/10/2022 Property Type: House Land Size: 864 sqm approx	
	4 Sheppards La CHIRNSIDE PARK 3116 (REI/VG) ■ 3 ■ 2 5 Price: \$806,000 Method: Private Sale Date: 28/09/2022 Property Type: House Land Size: 897 sqm approx	Agent Comments
Carlesionat	5 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG) 3 1 2 Price: \$790,000 Method: Private Sale Date: 10/11/2022 Property Type: House Land Size: 878 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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