

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 between

\$760,000

&

\$810,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2022

to

31/12/2022

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	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



 3  2  2

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



23 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  5

Price: \$806,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 897 sqm approx



5 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  1  2

Price: \$790,000
Method: Private Sale
Date: 10/11/2022
Property Type: House
Land Size: 878 sqm approx

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