

# 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

11 Roseman Road, Chirnside Park Vic 3116

### Indicative selling price

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

Range between

\$790,000

&

\$865,000

### Median sale price

Median price

\$756,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

31/12/2019

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	53 Switchback Rd CHIRNSIDE PARK 3116	\$851,000	18/11/2019
2	43 Roseman Rd CHIRNSIDE PARK 3116	\$807,000	21/11/2019
3	16 Fitzgerald Ct MOOROOLBARK 3138	\$792,000	21/11/2019

**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:

04/02/2020 16:16



 4  1  2

**Property Type:** House  
**Land Size:** 755 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$865,000  
**Median House Price**  
December quarter 2019: \$756,500

## Comparable Properties



**53 Switchback Rd CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$851,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 863 sqm approx



**43 Roseman Rd CHIRNSIDE PARK 3116 (REI)**

**Agent Comments**

 5  1  1

**Price:** \$807,000  
**Method:** Private Sale  
**Date:** 21/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 863 sqm approx



**16 Fitzgerald Ct MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$792,000  
**Method:** Private Sale  
**Date:** 21/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 871 sqm approx