

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

13 ROLLING HILLS ROAD CHIRNSIDE PARK VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,150

Property type

House

Suburb

Chirnside Park

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

6 CAMPUS GATE CHIRNSIDE PARK VIC 3116	925000	17-Oct-23
16 BLACKFRIARS LANE CHIRNSIDE PARK VIC 3116	901000	28-Jul-23
15 HUNTINGDALE DRIVE CHIRNSIDE PARK VIC 3116	908800	05-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 19 October 2023


**6 CAMPUS GATE CHIRNSIDE PARK
VIC 3116**

Sold Price

^{RS}
925000

Sold Date

17-Oct-23


4



2



2

Distance

1.07km

**16 BLACKFRIARS LANE CHIRNSIDE
PARK VIC 3116**

Sold Price

901000

Sold Date

28-Jul-23


4



2



2

Distance

0.63km

**15 HUNTINGDALE DRIVE
CHIRNSIDE PARK VIC 3116**

Sold Price

908800

Sold Date

05-Jul-23


4



2



2

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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