

#### 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              | 123 Rolling Hills Road, Chirnside Park Vic 3116 |
|----------------------|-------------------------------------------------|
| Including suburb and |                                                 |
| postcode             |                                                 |
|                      |                                                 |
|                      |                                                 |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$680,000 | & | \$720,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$765,000  | Hou | ıse 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)

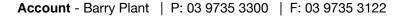
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property Price Date of sale

| 1 | 101 Victoria Rd CHIRNSIDE PARK 3116   | \$710,000 | 21/09/2017 |
|---|---------------------------------------|-----------|------------|
| 2 | 41 Switchback Rd CHIRNSIDE PARK 3116  | \$710,000 | 05/07/2017 |
| 3 | 24 Huntingdale Dr CHIRNSIDE PARK 3116 | \$682,000 | 18/08/2017 |

#### OR

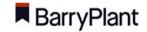
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 761 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$720,000 **Median House Price** June quarter 2017: \$765,000

## Comparable Properties



101 Victoria Rd CHIRNSIDE PARK 3116 (REI)





Price: \$710,000 Method: Private Sale Date: 21/09/2017 Rooms: 4

Property Type: House Land Size: 862 sqm approx **Agent Comments** 



(REI)







Price: \$710.000 Method: Private Sale Date: 05/07/2017 Rooms: 6

Property Type: House Land Size: 863 sqm approx Agent Comments



24 Huntingdale Dr CHIRNSIDE PARK 3116

(REI)





Price: \$682.000 Method: Private Sale Date: 18/08/2017 Rooms: 5

Property Type: House Land Size: 880 sqm approx Agent Comments

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