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

17 Rosewood Place, Chirnside Park Vic 3116

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/01/2022	to	31/03/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	12 Buvelot Ct CHIRNSIDE PARK 3116	\$740,000	14/04/2022
2	4/59 Old Melbourne Rd CHIRNSIDE PARK 3116	\$710,000	02/06/2022
3	9/39 Holloway Rd CROYDON NORTH 3136	\$698,000	20/05/2022

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:

29/06/2022 17:41









Property Type: House (Res) Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$740,000 Median House Price March quarter 2022: \$965,000

Comparable Properties



12 Buvelot Ct CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$740,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 301 sqm approx



4/59 Old Melbourne Rd CHIRNSIDE PARK 3116 Agent Comments (REI)



Price: \$710,000 Method: Private Sale Date: 02/06/2022 Property Type: House



9/39 Holloway Rd CROYDON NORTH 3136 (REI)



Price: \$698,000 Method: Private Sale Date: 20/05/2022 Property Type: Unit Land Size: 330 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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Agent Comments