

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 consumer.vic.gov.au/underquoting

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/01/2022

to

31/03/2022

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	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 Agent Comments (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