

#### 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	36 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

#### Median sale price

Median price	\$747,475	Hou	ıse X	Unit		Subur	Chirnside Park
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	12b Meadowgate Dr CHIRNSIDE PARK 3116	\$645,000	16/12/2017
2	7 Drovers Wik CHIRNSIDE PARK 3116	\$641,000	27/12/2017
3	2 Jessica Park Dr LILYDALE 3140	\$630,000	21/02/2018

#### 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.











Rooms:

Property Type: House Land Size: 415 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$639,950 **Median House Price** Year ending December 2017: \$747,475

## Comparable Properties



12b Meadowgate Dr CHIRNSIDE PARK 3116

(REI/VG)

**1** 3

Price: \$645,000 Method: Auction Sale Date: 16/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 400 sqm approx

**Agent Comments** 

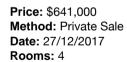








**Agent Comments** 



Property Type: House Land Size: 415 sqm approx



2 Jessica Park Dr LILYDALE 3140 (REI)





Price: \$630,000 Method: Private Sale Date: 21/02/2018 Rooms: 4

Property Type: House (Res) Land Size: 299 sqm approx

**Agent Comments** 

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





Generated: 16/04/2018 16:22