

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	36 Rolling Hills Road, Chirnside Park Vic 3116
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Indicative selling price

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

Single price	\$639,950
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Median sale price

Median price	\$747,475	House	X	Unit		Suburb	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.

	Address of comparable property	Price	Date of sale
1	12b Meadowgate Dr CHIRNSIDE PARK 3116	\$645,000	16/12/2017
2	7 Drovers Wlk 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.



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$645,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 400 sqm approx



7 Drovers Wik CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  1  1

Price: \$641,000
Method: Private Sale
Date: 27/12/2017
Rooms: 4
Property Type: House
Land Size: 415 sqm approx



2 Jessica Park Dr LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$630,000
Method: Private Sale
Date: 21/02/2018
Rooms: 4
Property Type: House (Res)
Land Size: 299 sqm approx