

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

50 Roseman Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$756,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/10/2019

to

31/12/2019

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	8 The Wallaby Run CHIRNSIDE PARK 3116	\$810,018	02/03/2020
2	1 Menindee Ct LILYDALE 3140	\$803,000	16/12/2019
3	3 West Wood Pass CHIRNSIDE PARK 3116	\$800,000	30/09/2019

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:

10/03/2020 17:03



Property Type: House
Land Size: 868.112 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 December quarter 2019: \$756,500

Comparable Properties



8 The Wallaby Run CHIRNSIDE PARK 3116 (REI) **Agent Comments**



Price: \$810,018
Method: Private Sale
Date: 02/03/2020
Property Type: House
Land Size: 961 sqm approx



1 Menindee Ct LILYDALE 3140 (REI) **Agent Comments**



Price: \$803,000
Method: Private Sale
Date: 16/12/2019
Rooms: 6
Property Type: House (Res)
Land Size: 896 sqm approx

3 West Wood Pass CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$800,000
Method: Sale
Date: 30/09/2019
Property Type: House (Res)
Land Size: 862 sqm approx