

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 36a Rolling Hills 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 \$900,000 Property Type House Suburb Chirnside Park

Period - From 24/04/2023 to 23/04/2024 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	137a Switchback Rd CHIRNSIDE PARK 3116	\$850,000	22/12/2023
2	30 Vista Dr CHIRNSIDE PARK 3116	\$790,500	20/12/2023
3	2a Akarana Rd CHIRNSIDE PARK 3116	\$785,000	22/12/2023

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: 24/04/2024 16:17



Property Type: House (Res)

Land Size: 265 sqm approx

Agent Comments

Comparable Properties

137a Switchback Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



single level young home, one living

Price: \$850,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 517 sqm approx



30 Vista Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$790,500

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 407 sqm approx



2a Akarana Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 506 sqm approx