

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 Rochelle Court, Chirnside Park Vic 3116
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Indicative selling price

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

Range between

\$990,000

 &

\$1,085,000

Median sale price

Median price

\$787,650

 Property Type

House

 Suburb

Chirnside Park

Period - From

01/04/2020

 to

30/06/2020

 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	59 Huntingdale Dr CHIRNSIDE PARK 3116	\$1,125,000	15/06/2020
2	13 Osage Conc MOOROOLBARK 3138	\$1,090,000	27/05/2020
3	4 Buvelot Ct CHIRNSIDE PARK 3116	\$1,080,000	08/05/2020

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:

01/10/2020 15:57

17 Rochelle Court, Chirnside Park Vic 3116

Michael Scudds
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 4  - 

Property Type: House
Land Size: 577 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,085,000
Median House Price
June quarter 2020: \$787,650

Comparable Properties



59 Huntingdale Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,125,000
Method: Private Sale
Date: 15/06/2020
Property Type: House
Land Size: 1037 sqm approx



13 Osage Conc MOOROOLBARK 3138 (REI)

Agent Comments

 5  4  4

Price: \$1,090,000
Method: Private Sale
Date: 27/05/2020
Rooms: 9
Property Type: House
Land Size: 695 sqm approx



4 Buvelot Ct CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$1,080,000
Method: Sale
Date: 08/05/2020
Property Type: House (Res)
Land Size: 692 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.