

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 31 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 & \$850,000

Median sale price

Median price \$721,000 Property Type House Suburb Chirnside Park

Period - From 01/07/2019 to 30/09/2019 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	82 Partridge Way MOOROOLBARK 3138	\$850,000	17/10/2019
2	12 View Point Dr CHIRNSIDE PARK 3116	\$840,000	16/05/2019
3	39 Kirkford Dr MOOROOLBARK 3138	\$750,000	01/07/2019

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: 30/10/2019 11:17



Property Type: House (Res)
Land Size: 931 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
September quarter 2019: \$721,000

Comparable Properties



82 Partridge Way MOOROOLBARK 3138 (REI) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 17/10/2019
Property Type: House
Land Size: 966 sqm approx



12 View Point Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$840,000
Method: Private Sale
Date: 16/05/2019
Property Type: House
Land Size: 863 sqm approx



39 Kirkford Dr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 01/07/2019
Rooms: 8
Property Type: House
Land Size: 868 sqm approx