Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 31 Roseman Road, Chirnside Park Vic 3116 |
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| 3 |

Indicative selling price

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

| Range between \$780,000 & \$850,000 | Range between | \$780,000 | & | \$850,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$721,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
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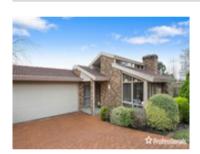


Property Type: House (Res) Land Size: 931 sqm approx

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





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)





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

Account - Inline Real Estate | P: 03 85974262



