## 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$780,000		&		\$820,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	24/04/2023	to	23/04/2024		So	urce	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.

Add	dress 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





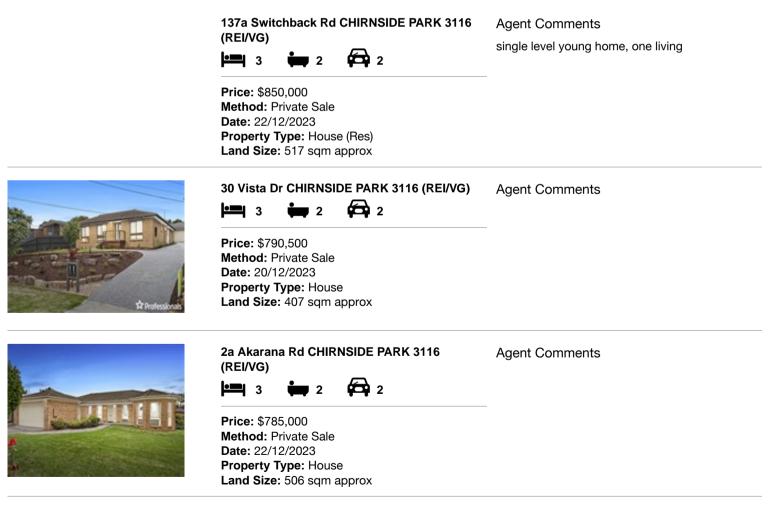




**Property Type:** House (Res) **Land Size:** 265 sqm approx Agent Comments Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$780,000 - \$820,000 Median House Price 24/04/2023 - 23/04/2024: \$900,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300





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