

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

42 Rollway Rise, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$927,500 Property Type House Suburb Chirnside Park

Period - From 01/01/2024 to 31/03/2024 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	27 Parkvalley Dr CHIRNSIDE PARK 3116	\$900,000	03/04/2024
2	43 Circle Ridg CHIRNSIDE PARK 3116	\$883,000	05/03/2024
3	78 Roseman Rd CHIRNSIDE PARK 3116	\$850,000	17/04/2024

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:

15/05/2024 10:36

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Indicative Selling Price

\$820,000 - \$900,000

Median House Price

March quarter 2024: \$927,500



 4  2  2

Rooms: 6

Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



27 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) Agent Comments

 4  2  2

Price: \$900,000

Method: Private Sale

Date: 03/04/2024

Property Type: House

Land Size: 855 sqm approx



43 Circle Ridg CHIRNSIDE PARK 3116 (REI/VG) Agent Comments

 4  3  2

Price: \$883,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 862 sqm approx



78 Roseman Rd CHIRNSIDE PARK 3116 (REI) Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 17/04/2024

Property Type: House

Land Size: 1015 sqm approx

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