## 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 Rolloway Rise, Chirnside Park Vic 3116

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale p	rice							
Median price	\$927,500	Pro	operty Type	Hou	se		Suburb	Chirnside Park
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress 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



42 Rolloway Rise, Chirnside Park Vic 3116



Loskins



Rooms: 6 Property Type: House Land Size: 864 sqm approx Agent Comments Lachlan Williams 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$820,000 - \$900,000 Median House Price March quarter 2024: \$927,500

# **Comparable Properties**



27 Parkvalley Dr CHIRNSIDE PARK 3116 (REI) Agent Comments



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



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



Price: \$850,000 Method: Private Sale Date: 17/04/2024 Property Type: House Land Size: 1015 sqm approx

### Account - Hoskins | P: 03 9722 9755



propertydata

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