

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 66a Roseman Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$830,000 & \$870,000

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	19A Plaza Ct LILYDALE 3140	\$875,000	05/06/2024
2	36a Rolling Hills Rd CHIRNSIDE PARK 3116	\$812,500	14/05/2024
3	157a Maroondah Hwy CHIRNSIDE PARK 3116	\$800,000	11/06/2024

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: 27/06/2024 10:57



3 2 3

Property Type: House
Land Size: 543 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$870,000
Median House Price
March quarter 2024: \$927,500

Comparable Properties



19A Plaza Ct LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 308 sqm approx



36a Rolling Hills Rd CHIRNSIDE PARK 3116 (REI)

Agent Comments

3 2 2

Price: \$812,500
Method: Private Sale
Date: 14/05/2024
Property Type: House (Res)



157a Maroondah Hwy CHIRNSIDE PARK 3116 (REI)

Agent Comments

4 2 4

Price: \$800,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 502 sqm approx

Account - Jellis Craig | P: 03 9726 8888