

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 \$750,000 & \$800,000

Median sale price

Median price \$884,000 Property Type House Suburb Chirnside Park

Period - From 01/10/2023 to 30/09/2024 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	43 Country Club Dr CHIRNSIDE PARK 3116	\$800,000	03/07/2024
2	6 Southern Crss CHIRNSIDE PARK 3116	\$830,000	15/05/2024
3	15 Stuart Rd LILYDALE 3140	\$780,000	02/05/2024

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:

14/10/2024 11:32

Lachlan Williams
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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending September 2024: \$884,000



 4  2  2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



43 Country Club Dr CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$800,000

Method: Sale

Date: 03/07/2024

Property Type: House (Res)

Land Size: 864 sqm approx



6 Southern Crss CHIRNSIDE PARK 3116 (VG)

Agent Comments

 4  -  -

Price: \$830,000

Method: Sale

Date: 15/05/2024

Property Type: House (Res)

Land Size: 869 sqm approx



15 Stuart Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  1

Price: \$780,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Account - Hoskins | P: 03 9722 9755