## 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 consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$800,000					
Median sale p	rice									
Median price	\$884,000	Pro	operty Type	Hou	se		Suburb	Chirnside Park		
Period - From	01/10/2023	to	30/09/2024		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	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

Loskins



**Property Type:** House Land Size: 800 sqm approx Agent Comments 9722 9755 0414 582 556 teamwilliams@hoskins.com.au

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending September 2024: \$884,000

# **Comparable Properties**



43 Country Club Dr CHIRNSIDE PARK 3116 (VG)



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



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

Agent Comments



Price: \$780,000 Method: Private Sale Date: 02/05/2024 Property Type: House

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



propertydata

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