


Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode**2 ROSEWOOD PLACE, CHIRNSIDE PARK, VIC 3116****Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquotingPrice Range: **\$740,000** to **\$780,000****Median sale price**Median price **\$890,500** Property type **House** Suburb **CHIRNSIDE PARK**Period - From **01/04/2024** to **31/03/2025** Source **Comparable property sales**

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) 9 BUVELOT CRT, CHIRNSIDE PARK, VIC 3116	\$755,000	02/10/2024
2) 4 ERIC ST, CROYDON, VIC 3136	\$750,000	16/10/2024
3) 4A WINDSOR PARK RISE, MOOROOLBARK, VIC 3138	\$760,000	26/10/2024

This Statement of Information was prepared on: **01/07/2025**