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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

31 Victoria Road Chirnside Park VIC 3116

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$549,000




## Median Sale Price

\$528,500 Lands in Chirnside park between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>8 Osage Concourse Mooroolbark VIC 3138</b>	Sold Price	<b>\$600,000</b>	Sold Date	<b>28-Aug-18</b>
	🏠 - 🚗 - 🚚 -			Distance	<b>0.7km</b>
	<b>16 Camden Drive Chirnside Park VIC 3116</b>	Sold Price	<b>\$541,000</b>	Sold Date	<b>05-Sep-18</b>
	🏠 - 🚗 - 🚚 -			Distance	<b>1.74km</b>
	<b>7 Rochelle Court Chirnside Park VIC 3116</b>	Sold Price	<b>\$598,000</b>	Sold Date	<b>26-Sep-18</b>
	🏠 - 🚗 - 🚚 -			Distance	<b>1.85km</b>

RS = Recent sale

UN = Undisclosed Sale

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