

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

63 Sherwood Road, Chirnside Park Vic 3116

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$375,000 Property Type Vacant land Suburb Chirnside Park

Period - From 12/03/2023 to 11/03/2024 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		
2		
3		

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: 12/03/2024 09:42

63 Sherwood Road, Chirnside Park Vic 3116

Ray White.

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Indicative Selling Price

\$640,000 - \$670,000

Median Land Price

12/03/2023 - 11/03/2024: \$375,000



Property Type: Land
Land Size: 990 sqm approx
Agent Comments

Comparable Properties

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.

Account - Ray White Lilydale | P: 03 9735 5050 | F: 03 9739 5080



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