## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

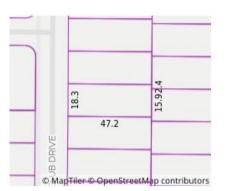
62 Country Club	Drive, Chirn	side Park Vic 3	116		
Address ding suburb and postcode					
tive selling price					
meaning of this price see consume	er.vic.gov.au/	underquoting			
le between \$585,000	&	\$640,000			
n sale price					
		l		irnside Pa	rk
d - From 23/02/2023					
arable property sales (*Delete	A or B belo	ow as applica	able)		
months that the estate agent or ag					
ess of comparable property			Price		Date of sale
1 29 Outlook Dr CHIRNSIDE PARK 3116			\$600,	000	14/11/2023
2 32 Albert Hill Rd LILYDALE 3140			\$595,	000	20/10/2023
43 Churchill Dr MOOROOLBARK 3	138		\$571,	000	12/11/2023
t r ia e o	tive selling price meaning of this price see consume e between \$585,000  n sale price an Proper d,000 to 22/ d - From 23/02/2023  arable property sales (*Delete These are the three properties so months that the estate agent or a property for sale. ess of comparable property 29 Outlook Dr CHIRNSIDE PARK 3	ding suburb and postcode  tive selling price  meaning of this price see consumer.vic.gov.au/ e between \$585,000 &  n sale price an Property Type Vac  1,000 to 22/02/2024  d - From 23/02/2023  arable property sales (*Delete A or B below months that the estate agent or agent's representation property for sale. ess of comparable property  29 Outlook Dr CHIRNSIDE PARK 3116	tive selling price meaning of this price see consumer.vic.gov.au/underquoting e between \$585,000 & \$640,000  n sale price an Property Type Vacant land d - From 23/02/2023  arable property sales (*Delete A or B below as application of the sale property for sale. These are the three properties sold within two kilometres of the months that the estate agent or agent's representative consideration of the property for sale. The sale property for sale of the sale o	tive selling price meaning of this price see consumer.vic.gov.au/underquoting e between \$585,000 & \$640,000  n sale price an Property Type Vacant land Suburb Ch 1,000 to 22/02/2024 Source REIV  d - From 23/02/2023  arable property sales (*Delete A or B below as applicable)  These are the three properties sold within two kilometres of the property for months that the estate agent or agent's representative considers to be mos property for sale.  ass of comparable property  Price 29 Outlook Dr CHIRNSIDE PARK 3116  \$600, 32 Albert Hill Rd LILYDALE 3140  \$595,	tive selling price meaning of this price see consumer.vic.gov.au/underquoting e between \$585,000 & \$640,000  In sale price an Property Type Vacant land Suburb Chirnside Pa 1,000 to 22/02/2024 Source REIV  Id - From 23/02/2023  Barable property sales (*Delete A or B below as applicable)  These are the three properties sold within two kilometres of the property for sale in the months that the estate agent or agent's representative considers to be most compara property for sale.  Base of comparable property  Price  19 Outlook Dr CHIRNSIDEPARK 3116  20 Albert Hill Rd LILYDALE 3140  \$595,000

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: 23/02/2024 11:08

### 62 Country Club Drive, Chirnside Park Vic 3116





Property Type: Land Land Size: 862 sqm approx

**Agent Comments** 

consumer.vic.gov.au/ CONSUMER AFFAIRS VICTORIA

> **Indicative Selling Price** \$585,000 - \$640,000

**Median Land Price** 

BARRYPLANT

23/02/2023 - 22/02/2024: \$375,000

# **Comparable Properties**



29 Outlook Dr CHIRNSIDE PARK 3116 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 14/11/2023 Property Type: Land Land Size: 1420 sqm approx



32 Albert Hill Rd LILYDALE 3140 (REI)





Price: \$595,000 Method: Private Sale Date: 20/10/2023 **Property Type:** Land Land Size: 619 sqm approx **Agent Comments** 



43 Churchill Dr MOOROOLBARK 3138

(REI/VG)







Price: \$571,000 Method: Private Sale Date: 12/11/2023 Property Type: Land Land Size: 867 sqm approx Agent Comments

| P: 03 9725 9855 | F: 03 9725 2454 **Account - Barry Plant** 





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.