

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

62 Country Club Drive, Chirnside Park Vic 3116

Address
Including suburb and
postcode

Indicative selling price

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

Range between \$585,000

&

\$640,000

Median sale price

Median
price
\$375,000

Property Type

Vacant land

Suburb

Chirnside Park

to

22/02/2024

Source

REIV

Period - From 23/02/2023

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	29 Outlook Dr CHIRNSIDE PARK 3116	\$600,000	14/11/2023
2	32 Albert Hill Rd LILYDALE 3140	\$595,000	20/10/2023
3	43 Churchill Dr MOOROOLBARK 3138	\$571,000	12/11/2023

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



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CONSUMER AFFAIRS VICTORIA

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

Median Land Price

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

Property Type: Land
Land Size: 862 sqm approx

Agent Comments

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)

Agent Comments



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



43 Churchill Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



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