

# 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

71 Country Club Drive, Chirnside Park Vic 3116

### Indicative selling price

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

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Chirnside Park

Period - From

06/02/2024

to

05/02/2025

Source

Property Data

### 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	137 Switchback Rd CHIRNSIDE PARK 3116	\$835,000	04/01/2025
2	39 Edward Rd CHIRNSIDE PARK 3116	\$830,000	17/12/2024
3	76 Chirnside Dr CHIRNSIDE PARK 3116	\$835,000	16/10/2024

**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:

06/02/2025 09:04



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 864 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 06/02/2024 - 05/02/2025: \$880,000

## Comparable Properties



**137 Switchback Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 04/01/2025  
**Property Type:** House  
**Land Size:** 621 sqm approx



**39 Edward Rd CHIRNSIDE PARK 3116 (REI)**

Agent Comments



**Price:** \$830,000  
**Method:** Sold Before Auction  
**Date:** 17/12/2024  
**Property Type:** House (Res)  
**Land Size:** 876 sqm approx



**76 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House (Res)  
**Land Size:** 884 sqm approx

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