Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

71 Country Club Drive, Chirnside Park Vic 3116

Indicative selling price

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

Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$880,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale











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)







Price: \$830,000

Method: Sold Before Auction

Date: 17/12/2024

Property Type: House (Res) Land Size: 876 sqm approx

Agent Comments



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

Account - Barry Plant | P: 03 9735 3300





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