

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

35A Clubpoint Drive Chirnside Park VIC 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Chirnside Park

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

2/40 Rolling Hills Road Chirnside Park VIC 3116	\$315,000	01-Jul-20
15A Koombooloomba Court Lilydale VIC 3140	\$317,500	31-Aug-20
2 Celeste Court Chirnside Park VIC 3116	\$407,000	20-May-20

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 6 months.~~

This Statement of Information was prepared on: 07 February 2021



2/40 Rolling Hills Road Chirnside Park VIC 3116

Sold Price

\$315,000

Sold Date

01-Jul-20



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Distance

0.44km



15A Koombbooloomba Court Lilydale VIC 3140

Sold Price

\$317,500

Sold Date

31-Aug-20



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Distance

1.01km



2 Celeste Court Chirnside Park VIC 3116

Sold Price

\$407,000

Sold Date

20-May-20



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Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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