

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

1/59 VICTORIA ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

Other

Suburb

Chirnside Park

Period-from

01 May 2024

to

30 Apr 2025

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 ALDERLEY COURT CHIRNSIDE PARK VIC 3116	\$795,000	01-Apr-25
7 GARY COURT LILYDALE VIC 3140	\$815,000	20-Feb-25

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: 12 May 2025



2 ALDERLEY COURT CHIRNSIDE PARK VIC 3116

Sold Price

^{RS}

\$795,000

Sold Date

01-Apr-25



3



1



2

Distance

2.69km



7 GARY COURT LILYDALE VIC 3140

Sold Price

\$815,000

Sold Date

20-Feb-25



3



1



2

Distance

3.52km

RS = Recent sale

UN = Undisclosed Sale

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