

# 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

41 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 \$750,000 & \$825,000

### Median sale price

Median price \$870,000 Property Type House Suburb Chirnside Park

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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	3 Glover CI MOOROOLBARK 3138	\$820,000	01/12/2023
2	239 Manchester Rd MOOROOLBARK 3138	\$781,000	30/01/2024
3	32 Vista Dr CHIRNSIDE PARK 3116	\$750,000	13/12/2023

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:

09/04/2024 11:28



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**  
3 bed plus study home

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
Year ending December 2023: \$870,000

## Comparable Properties



**3 Glover CI MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House  
**Land Size:** 1038 sqm approx



**239 Manchester Rd MOOROOLBARK 3138 (VG)**

**Agent Comments**

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**Price:** \$781,000  
**Method:** Sale  
**Date:** 30/01/2024  
**Property Type:** House (Res)  
**Land Size:** 872 sqm approx



**32 Vista Dr CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 866 sqm approx