

## 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

57 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,150

Property type

House

Suburb

Chirnside Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

32 MOROKAI GROVE LILYDALE VIC 3140	660000	02-May-23
48 KIMBERLEY DRIVE CHIRNSIDE PARK VIC 3116	680000	03-Aug-23
23 SONGBIRD AVENUE CHIRNSIDE PARK VIC 3116	720000	06-Apr-23

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: 27 September 2023


**32 MOROKAI GROVE LILYDALE  
VIC 3140**
 3  1  2

Sold Price

**660000**

 Sold Date **02-May-23**

 Distance **1.68km**

**48 KIMBERLEY DRIVE CHIRNSIDE  
PARK VIC 3116**
 3  1  1

Sold Price

**680000**

 Sold Date **03-Aug-23**

 Distance **1.16km**

**23 SONGBIRD AVENUE CHIRNSIDE  
PARK VIC 3116**
 3  1  2

Sold Price

**720000**

 Sold Date **06-Apr-23**

 Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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