

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

282 Pyrenees Highway, Chewton Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000

&

\$380,000

Median sale price

Median price \$490,000

House

X

Unit

Suburb or locality

Chewton

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	195 Main Rd CHEWTON 3451	\$375,000	17/05/2018
2	86 Hargraves St CASTLEMAINE 3450	\$365,000	23/12/2017
3	2 Kelsall Ct CASTLEMAINE 3450	\$355,000	25/09/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



3
 1

Rooms: 5
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
 \$350,000 - \$380,000
Median House Price
 Year ending June 2018: \$490,000

Comparable Properties



195 Main Rd CHEWTON 3451 (REI)

Agent Comments

3
 1
 2

Price: \$375,000
Method: Private Sale
Date: 17/05/2018
Rooms: 4
Property Type: House
Land Size: 475 sqm approx



86 Hargraves St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2
 1
 -

Price: \$365,000
Method: Private Sale
Date: 23/12/2017
Rooms: 3
Property Type: House
Land Size: 301 sqm approx



2 Kelsall Ct CASTLEMAINE 3450 (VG)

Agent Comments

2
 -
 -

Price: \$355,000
Method: Sale
Date: 25/09/2017
Rooms: -
Property Type: House (Res)