

## 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

46 Dinah Road, Chewton Vic 3451

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

**Median sale price**

Median price \$447,500

House

X

Unit

Suburb or locality

Chewton

Period - From 01/04/2017

to

31/03/2018

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	6 Goodes Ct CASTLEMAINE 3450	\$487,500	07/03/2017
2	87 Main Rd CHEWTON 3451	\$465,000	09/01/2018
3	9 McKay St CASTLEMAINE 3450	\$465,000	15/05/2018

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 2 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 3700 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$530,000

**Median House Price**  
 Year ending March 2018: \$447,500

## Comparable Properties



**6 Goodes Ct CASTLEMAINE 3450 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$487,500  
**Method:** Private Sale  
**Date:** 07/03/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 3990 sqm approx



**87 Main Rd CHEWTON 3451 (VG)**

Agent Comments

3 - -

**Price:** \$465,000  
**Method:** Sale  
**Date:** 09/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 3200 sqm approx



**9 Mckay St CASTLEMAINE 3450 (REI)**

Agent Comments

3 2 2

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** 3  
**Property Type:** House