# 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 and postcode

85 Conness Street Chiltern VIC 3683

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$359,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$252,000	Prope	erty type		House	Suburb	Chiltern
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source		Corelogic

#### 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 18 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
85 North Road Chiltern VIC 3683	\$265,000	15-Jan-20
37 Epsom Road Chiltern VIC 3683	\$335,000	10-May-19
27 Barkly Street Chiltern VIC 3683	\$310,000	21-Sep-20

#### 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 18 months.

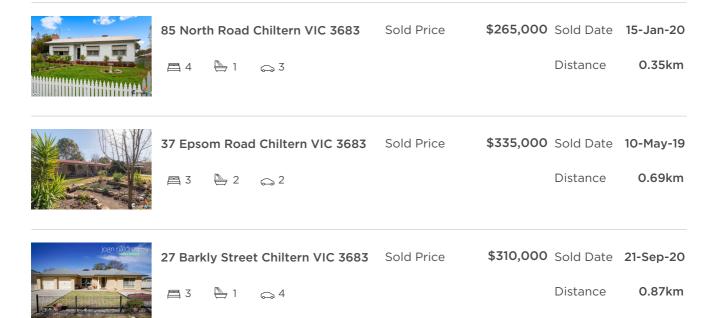
This Statement of Information was prepared on: 30 November 2020



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#### RS = Recent sale UN = Undisclosed Sale

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