

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

74 Fryers Road, Chewton Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$890,000

Median sale price

Median price \$670,000

Property Type House

Suburb Chewton

Period - From 01/10/2020

to 30/09/2021

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 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
1	20 Archers Rd CHEWTON 3451	\$915,000	17/02/2021
2	60 Fryers Rd CHEWTON 3451	\$866,000	03/02/2021
3	50 Fryers Rd CHEWTON 3451	\$820,013	15/10/2021

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:

25/10/2021 12:53

74 Fryers Road, Chewton Vic 3451



Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

Indicative Selling Price

\$890,000

Median House Price

Year ending September 2021: \$670,000



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plus
studi
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2

2

Property Type: House (Previously Occupied - Detached)

Land Size: 1239 sqm approx

Agent Comments

Comparable Properties



20 Archers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$915,000

Method: Private Sale

Date: 17/02/2021

Property Type: House

Land Size: 1860 sqm approx



60 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$866,000

Method: Private Sale

Date: 03/02/2021

Property Type: House

Land Size: 844 sqm approx



50 Fryers Rd CHEWTON 3451 (REI)

Agent Comments

3 1 4

Price: \$820,013

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 1113 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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