

# STATEMENT OF INFORMATION

547-551 PYRENEES HIGHWAY, CHEWTON, VIC 3451 PREPARED BY ELOUISE DALE, PRD NATIONWIDE BENDIGO



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 547-551 PYRENEES HIGHWAY, CHEWTON, 🕮 5 🕒 2 😂 10







**Indicative Selling Price** 

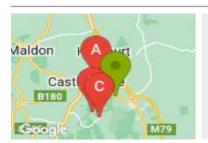
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$1,350,000

Provided by: Elouise Dale, PRD Nationwide Bendigo

### **MEDIAN SALE PRICE**



# CHEWTON, VIC, 3451

**Suburb Median Sale Price (House)** 

\$845,000

01 October 2021 to 31 March 2022

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



107 COLLES RD, MOONLIGHT FLAT, VIC 3450 🛚 🖴 5







Sale Price

\$1,760,000

Sale Date: 10/12/2021

Distance from Property: 5.4km





10 HERON ST, FRYERSTOWN, VIC 3451







Sale Price

\*\$1,070,000

Sale Date: 15/12/2021

Distance from Property: 5.9km





153 FRYERS RD, CAMPBELLS CREEK, VIC 3451 🕮 4







Sale Price

\$1,070,000

Sale Date: 13/12/2021

Distance from Property: 5.9km



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

547-551 PYRENEES HIGHWAY, CHEWTON, VIC 3451

### Indicative selling price

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

1,350,000

### Median sale price

Median price	\$845,000	Property type	House	Suburb	CHEWTON
Period	01 October 2021 to 31 March 2022		Source	P	ricefinder

#### Comparable property sales

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
107 COLLES RD, MOONLIGHT FLAT, VIC 3450	\$1,760,000	10/12/2021
10 HERON ST, FRYERSTOWN, VIC 3451	*\$1,070,000	15/12/2021
153 FRYERS RD, CAMPBELLS CREEK, VIC 3451	\$1,070,000	13/12/2021

This Statement of Information was prepared on:

15/06/2022

