

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 2, Wall 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

\$79,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

*Unit

Suburb

CHILTERN

Period - From

01/04/17

to

13/04/18

Source

PRICEFINDER

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 79 CONNESS ST, CHILTERN, VIC 3683	\$90,000	23/05/17
2. 66 BARKLY STREET, CHILTERN, VIC,3683	\$66,000	05/09/17
3. 3 MAIN STREET, CHILTERN,VIC,3683	\$100,000	15/12/17

OR

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