

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

7 George Street, Chewton Vic 3451

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Chewton

Period - From

01/10/2020

to

31/12/2020

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	27 Hoopers Rd CHEWTON 3451	\$750,000	24/10/2020
2	118 Fryers Rd CHEWTON 3451	\$740,100	18/03/2021
3	24A Steele St CHEWTON 3451	\$735,000	07/01/2021

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:

18/03/2021 16:52



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 960 sqm approx

Agent Comments

Indicative Selling Price

\$739,000

Median House Price

December quarter 2020: \$640,000

Comparable Properties



27 Hoopers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 2 4

Price: \$750,000

Method: Private Sale

Date: 24/10/2020

Property Type: House

Land Size: 10000 sqm approx



118 Fryers Rd CHEWTON 3451 (REI)

Agent Comments

3 2 2

Price: \$740,100

Method: Private Sale

Date: 18/03/2021

Property Type: House

Land Size: 530 sqm approx



24A Steele St CHEWTON 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$735,000

Method: Private Sale

Date: 07/01/2021

Property Type: House

Land Size: 1330 sqm approx