

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

65 Sparks Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$368,750

Property Type

Vacant land

Suburb

Chewton

Period - From

21/10/2021

to

20/10/2022

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	47 Happy Valley Rd CASTLEMAINE 3450	\$495,000	19/12/2021
2	Finnings Rd ELPHINSTONE 3448	\$355,000	22/12/2021
3	32 Dishpan Gully Rd CHEWTON BUSHLANDS 3451	\$270,000	31/08/2022

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:

21/10/2022 12:17



Property Type:
Divorce/Estate/Family Transfers
Land Size: 70000 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median Land Price
21/10/2021 - 20/10/2022: \$368,750

Comparable Properties

47 Happy Valley Rd CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$495,000
Method: Sale
Date: 19/12/2021
Property Type: Land
Land Size: 3276 sqm approx

Finnings Rd ELPHINSTONE 3448 (VG) **Agent Comments**



Price: \$355,000
Method: Sale
Date: 22/12/2021
Property Type: Hobby Farm < 20 ha
Land Size: 28800 sqm approx



32 Dishpan Gully Rd CHEWTON BUSHLANDS 3451 (REI/VG) **Agent Comments**



Price: \$270,000
Method: Private Sale
Date: 31/08/2022
Property Type: Land
Land Size: 10000 sqm approx