Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 28 Fryers Road, Chewton Vic 3451

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	au/underquot	ing	
Single pric	e \$779,000					
Median sale p	rice					
Median price	\$910,000	Pro	Property Type House			Suburb Chewton
Period - From	01/07/2024	to	30/09/2024	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
2	18 Bowden St CASTLEMAINE 3450	\$765,000	07/06/2024
3	51 Bowden St CASTLEMAINE 3450	\$800,000	04/06/2024

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:

04/11/2024 14:57



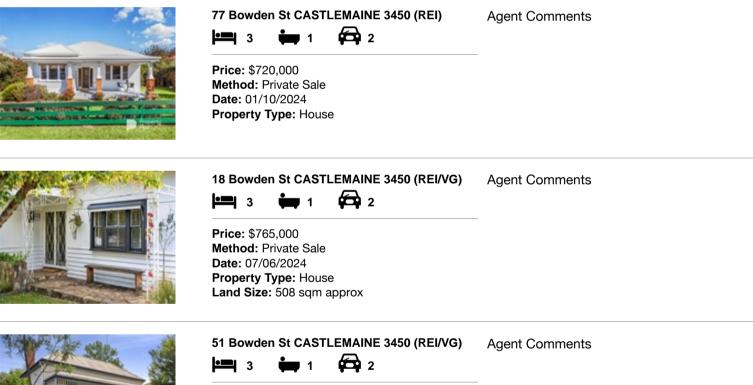






Property Type: House Land Size: 1300 sqm approx Agent Comments Indicative Selling Price \$779,000 Median House Price September quarter 2024: \$910,000

Comparable Properties





Price: \$800,000 Method: Private Sale Date: 04/06/2024 Property Type: House Land Size: 753 sqm approx

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

propertydata



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