

# 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

28 Fryers Road, Chewton Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$779,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Chewton

Period - From

01/07/2024

to

30/09/2024

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	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



3 1 1

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



77 Bowden St CASTLEMAINE 3450 (REI) Agent Comments

3 1 2

Price: \$720,000  
Method: Private Sale  
Date: 01/10/2024  
Property Type: House



18 Bowden St CASTLEMAINE 3450 (REI/VG) Agent Comments

3 1 2

Price: \$765,000  
Method: Private Sale  
Date: 07/06/2024  
Property Type: House  
Land Size: 508 sqm approx



51 Bowden St CASTLEMAINE 3450 (REI/VG) Agent Comments

3 1 2

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