

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

118 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$690,000

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	60 Fryers Rd CHEWTON 3451	\$866,000	03/02/2021
2	48 Adelaide St CHEWTON 3451	\$825,000	04/12/2020
3	28 Hunter St CHEWTON 3451	\$625,000	19/11/2020

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:

18/02/2021 16:49



 3  2  1

Property Type: House (Res)

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



60 Fryers Rd CHEWTON 3451 (REI)

Agent Comments

 3  2  2

Price: \$866,000

Method: Private Sale

Date: 03/02/2021

Property Type: House

Land Size: 844 sqm approx



48 Adelaide St CHEWTON 3451 (REI/VG)

Agent Comments

 3  2  1

Price: \$825,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 1390 sqm approx

28 Hunter St CHEWTON 3451 (VG)

Agent Comments

 3  -  -

Price: \$625,000

Method: Sale

Date: 19/11/2020

Property Type: House (Res)

Land Size: 1476 sqm approx