

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

29 Hoopers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$945,000

Median sale price

Median price

\$795,000

Property Type

House

Suburb

Chewton

Period - From

24/09/2021

to

23/09/2022

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	74 Fryers Rd CHEWTON 3451	\$979,000	11/11/2021
2	4 Dishpan Gully Rd CHEWTON BUSHLANDS 3451	\$970,000	18/07/2022
3	60 Sparks Rd CHEWTON 3451	\$760,000	06/04/2022

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:

24/09/2022 10:06



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Property Type: House
Land Size: 8616 sqm approx
Agent Comments

Indicative Selling Price
\$945,000

Median House Price
24/09/2021 - 23/09/2022: \$795,000

Comparable Properties



74 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

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Price: \$979,000
Method: Private Sale
Date: 11/11/2021
Property Type: House (Res)
Land Size: 1239 sqm approx



4 Dishpan Gully Rd CHEWTON BUSHLANDS 3451 (REI)

Agent Comments

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Price: \$970,000
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 32703 sqm approx



60 Sparks Rd CHEWTON 3451 (REI/VG)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 06/04/2022
Property Type: House
Land Size: 45430 sqm approx