

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	4 Prior St CHEWTON 3451	\$815,000	07/11/2016
2	23 Archers Rd CHEWTON 3451	\$740,000	15/05/2017
3	562 Pyrenees Hwy CHEWTON 3451	\$685,000	30/05/2016

**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 eighteen months.~~



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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 10000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000  
**Median House Price**  
Year ending September 2017: \$338,500

## Comparable Properties



**4 Prior St CHEWTON 3451 (VG)**

[Agent Comments](#)

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**Price:** \$815,000  
**Method:** Sale  
**Date:** 07/11/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 9091 sqm approx



**23 Archers Rd CHEWTON 3451 (REI)**

[Agent Comments](#)

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**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 15/05/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 3000 sqm approx



**562 Pyrenees Hwy CHEWTON 3451 (REI/VG)**

[Agent Comments](#)

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**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 30/05/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 20235 sqm approx