

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

50 Henry Street, Chewton Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale priceMedian price \$338,500 House ☒ Unit ☐ Suburb or locality Chewton

Period - From 01/10/2016 to 30/09/2017 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 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

5 - -

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

3 2 -

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

4 2 2

Price: \$685,000

Method: Private Sale

Date: 30/05/2016

Rooms: 6

Property Type: House

Land Size: 20235 sqm approx