

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 6/31 Eureka Street, Chewton Vic 3451

Indicative selling price

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

Single price \$319,000

Median sale price

Median price \$224,500

Property Type Vacant land

Suburb Chewton

Period - From 17/09/2020

to 16/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	Lot 4/31 Eureka St CHEWTON 3451	\$365,000	01/09/2021
2	52 Eureka St CHEWTON 3451	\$318,000	23/03/2021
3	41 Pitman St CHEWTON 3451	\$234,000	01/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/09/2021 16:18



Property Type:
Agent Comments

Indicative Selling Price
\$319,000

Median Land Price
17/09/2020 - 16/09/2021: \$224,500

Comparable Properties



Lot 4/31 Eureka St CHEWTON 3451 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 01/09/2021
Property Type: Land
Land Size: 3063 sqm approx



52 Eureka St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$318,000
Method: Private Sale
Date: 23/03/2021
Property Type: Land
Land Size: 3482 sqm approx



41 Pitman St CHEWTON 3451 (REI)

Agent Comments



Price: \$234,000
Method: Private Sale
Date: 01/09/2021
Property Type: Land
Land Size: 739 sqm approx