# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 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	e \$319,000							
Median sale p	rice							
Median price	\$224,500	Pro	operty Type	Vac	ant land		Suburb	Chewton
Period - From	17/09/2020	to	16/09/2021		So	urce	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.

Ade	dress 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



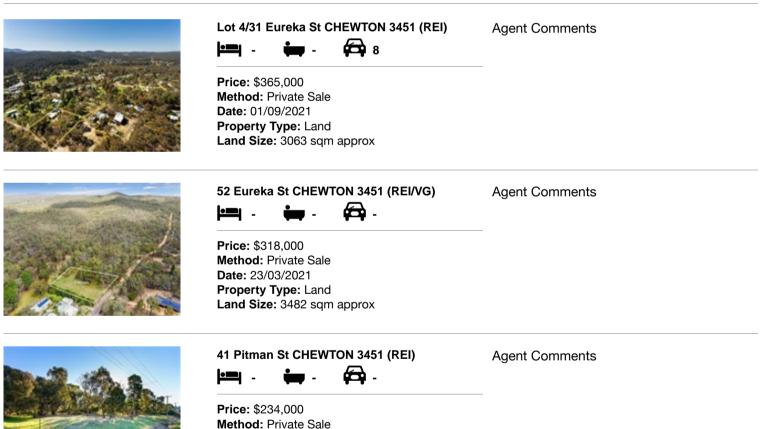






**Property Type:** Agent Comments Indicative Selling Price \$319,000 Median Land Price 17/09/2020 - 16/09/2021: \$224,500

# **Comparable Properties**



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

# Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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