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



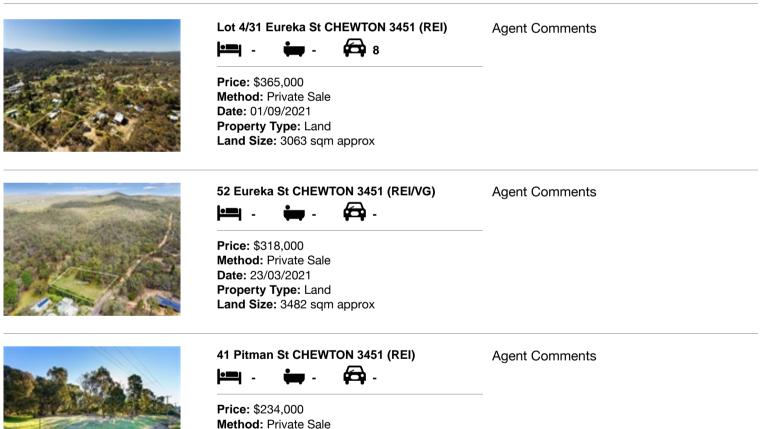






Property Type: Agent Comments Indicative Selling Price \$319,000 Median Land Price 17/09/2020 - 16/09/2021: \$224,500

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



propertydata ""

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