

# 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

7 Conness Street, Chiltern VIC 3683

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$580,000

or range between \$

&

\$

### Median sale price

Median price \$440,240

Property type House

Suburb Chiltern

Period - From 01/02/2021

to

28/02/2022

Source Realestate.com.au

### 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 18 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. 28 – 30 Conness Street, Chiltern VIC 3683	\$700,000	17/01/2022
2. 32 Conness Street, Chiltern VIC 3683	\$460,000	21/12/2021
3. 24 Oxford Street, Chiltern VIC 3683	\$440,240	08/04/2021

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 18 months.~~

This Statement of Information was prepared on: 19/04/2022