

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

16 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

Chewton

Period - From

04/10/2020

to

03/10/2021

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 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	56 Fryers Rd CHEWTON 3451	\$875,000	28/01/2021
2	60 Fryers Rd CHEWTON 3451	\$866,000	03/02/2021
3	48 Adelaide St CHEWTON 3451	\$825,000	04/12/2020

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:

04/10/2021 16:11



3 2 4

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price

\$845,000

Median House Price

04/10/2020 - 03/10/2021: \$636,000

Comparable Properties

56 Fryers Rd CHEWTON 3451 (VG)

Agent Comments

3 - -

Price: \$875,000

Method: Sale

Date: 28/01/2021

Property Type: House (Res)

Land Size: 846 sqm approx



60 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$866,000

Method: Private Sale

Date: 03/02/2021

Property Type: House

Land Size: 844 sqm approx



48 Adelaide St CHEWTON 3451 (REI/VG)

Agent Comments

3 2 1

Price: \$825,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 1390 sqm approx