

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

28 Albert Street, Chewton Vic 3451

Indicative selling price

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

Single price

\$249,000

Median sale price

Median price

\$159,000

Property Type

Vacant land

Suburb

Chewton

Period - From

22/10/2019

to

21/10/2020

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	48 Dinah Rd CHEWTON 3451	\$258,000	21/10/2019
2	22 Archers Rd CHEWTON 3451	\$229,000	04/08/2020
3	100 Fryers Rd CHEWTON 3451	\$195,000	12/02/2020

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:

22/10/2020 16:35



Property Type: Land
Land Size: 929 sqm approx
Agent Comments

Indicative Selling Price
 \$249,000

Median Land Price
 22/10/2019 - 21/10/2020: \$159,000

Comparable Properties

48 Dinah Rd CHEWTON 3451 (VG)

Agent Comments



Price: \$258,000
Method: Sale
Date: 21/10/2019
Property Type: Land
Land Size: 3613 sqm approx



22 Archers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$229,000
Method: Private Sale
Date: 04/08/2020
Property Type: Land
Land Size: 2256 sqm approx



100 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$195,000
Method: Private Sale
Date: 12/02/2020
Property Type: Land
Land Size: 2000 sqm approx