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

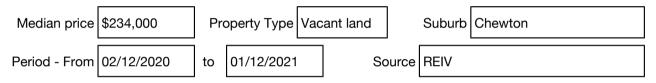
Lot 4/28 Archers Road, Chewton Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the	meaning	of this	price see	consumer	.vic.gov.a	u/underquoting
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Single price \$345,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	27 Happy Valley Rd CASTLEMAINE 3450	\$577,000	22/10/2021
2	423 White Gum Trk FRYERSTOWN 3451	\$350,000	25/06/2021
3	146 Colles Rd MOONLIGHT FLAT 3450	\$318,000	31/05/2021

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:

02/12/2021 12:43



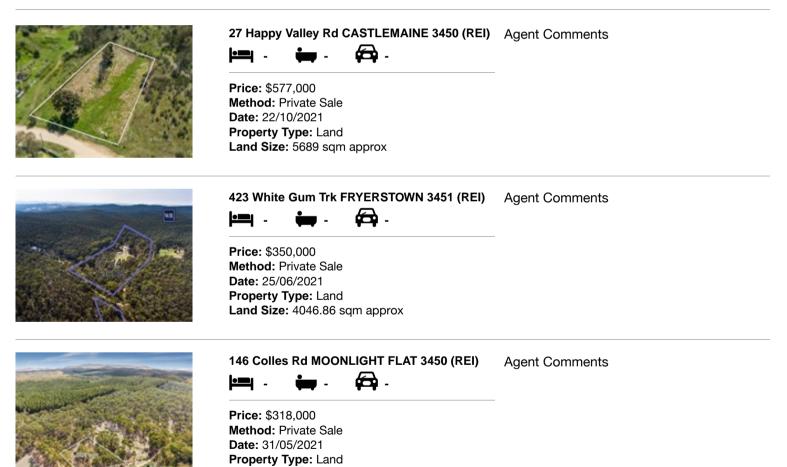






Property Type: Land Size: 2100 sqm approx Agent Comments Indicative Selling Price \$345,000 Median Land Price 02/12/2020 - 01/12/2021: \$234,000

Comparable Properties



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

Land Size: 3526 sqm approx



property data com.au

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