

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$345,000

### Median sale price

Median price \$234,000

Property Type Vacant land

Suburb Chewton

Period - From 02/12/2020

to

01/12/2021

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	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



**27 Happy Valley Rd CASTLEMAINE 3450 (REI)** **Agent Comments**



**Price:** \$577,000  
**Method:** Private Sale  
**Date:** 22/10/2021  
**Property Type:** Land  
**Land Size:** 5689 sqm approx



**423 White Gum Trk FRYERSTOWN 3451 (REI)** **Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 25/06/2021  
**Property Type:** Land  
**Land Size:** 4046.86 sqm approx



**146 Colles Rd MOONLIGHT FLAT 3450 (REI)** **Agent Comments**



**Price:** \$318,000  
**Method:** Private Sale  
**Date:** 31/05/2021  
**Property Type:** Land  
**Land Size:** 3526 sqm approx