

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 ALBERT ROAD, CHILTERN, VIC 3683

4 1 1

Indicative Selling Price

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

Price Range: \$401,000 to \$443,000

Provided by: Joan Naldrett, Joan Naldrett Real Estate

MEDIAN SALE PRICE



CHILTERN, VIC, 3683

Suburb Median Sale Price (House)

\$251,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



72 GIBSON ST, CHILTERN, VIC 3683

3 2 2

Sale Price

\$399,000

Sale Date: 08/09/2017

Distance from Property: 56m



79 ALBERT RD, CHILTERN, VIC 3683

3 - -

Sale Price

\$377,500

Sale Date: 21/01/2016

Distance from Property: 333m



25 NORTH RD, CHILTERN, VIC 3683

3 2 2

Sale Price

\$489,000

Sale Date: 11/11/2016

Distance from Property: 1.6km



This report has been compiled on 30/11/2017 by Joan Naldrett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 ALBERT ROAD, CHILTERN, VIC 3683

Indicative selling price

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

Price Range:

\$401,000 to \$443,000

Median sale price

Median price

\$251,000

House

X

Unit


Suburb

CHILTERN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
72 GIBSON ST, CHILTERN, VIC 3683	\$399,000	08/09/2017
79 ALBERT RD, CHILTERN, VIC 3683	\$377,500	21/01/2016
25 NORTH RD, CHILTERN, VIC 3683	\$489,000	11/11/2016