

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

20 Mount Street, Chewton Vic 3451

Indicative selling price

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

Range between \$790,000

&

\$820,000

Median sale price

Median price \$795,000

Property Type House

Suburb Chewton

Period - From 26/09/2021

to

25/09/2022

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	74 Fryers Rd CHEWTON 3451	\$979,000	11/11/2021
2	18 Pitman St CHEWTON 3451	\$795,000	16/06/2022
3	206 Main Rd CHEWTON 3451	\$775,000	22/06/2022

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:

26/09/2022 12:38



3 0 1

Property Type: House (Previously Occupied - Detached)

Land Size: 924 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$820,000

Median House Price

26/09/2021 - 25/09/2022: \$795,000

Comparable Properties



74 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

2 2 3

Price: \$979,000

Method: Private Sale

Date: 11/11/2021

Property Type: House (Res)

Land Size: 1239 sqm approx



18 Pitman St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$795,000

Method: Private Sale

Date: 16/06/2022

Property Type: House

Land Size: 1049 sqm approx



206 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$775,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 471 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377