Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 33 Eureka Street, Chewton Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$479,000				

Median sale price

Median price	\$530,000	Pro	operty Type Ho	use		Suburb	Chewton
Period - From	01/10/2019	to	30/09/2020] So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	53 Eureka St CHEWTON 3451	\$500,000	30/07/2020
2	26 Eureka St CHEWTON 3451	\$500,000	21/02/2020
3	161 Main Rd CAMPBELLS CREEK 3451	\$480,000	06/07/2019

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 16:29









Property Type: Hobby Farm < 20 ha (Rur) **Land Size:** 1352 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

Indicative Selling Price \$479,000 Median House Price Year ending September 2020: \$530,000

Comparable Properties

53 Eureka St CHEWTON 3451 (REI/VG) 3 1 4 Price: \$500,000 Method: Private Sale Date: 30/07/2020 Rooms: 4 Property Type: House Land Size: 4046 sqm approx	Agent Comments
26 Eureka St CHEWTON 3451 (REI/VG) 4 2 6 2 4 Price: \$500,000 Method: Private Sale Date: 21/02/2020 Property Type: House Land Size: 1534 sqm approx	Agent Comments
161 Main Rd CAMPBELLS CREEK 3451 (REI/VG)Image: 1Image: 1 <td>Agent Comments</td>	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.