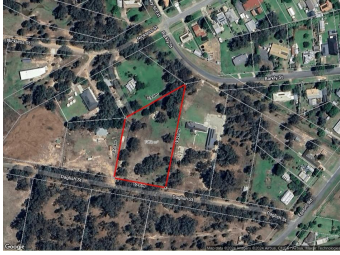


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



DALGLISH STREET, CHILTERN, VIC 3683



Indicative Selling Price

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

Single Price: **\$195,000**

MEDIAN SALE PRICE



CHILTERN, VIC, 3683

Suburb Median Sale Price (Vacant Land)

\$390,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES



25 CEMETERY RD, BARNAWARTHA, VIC 3688



Sale Price

\$275,000

Sale Date: 08/09/2023

Distance from Property: 7.9km



6 HIGH ST, CHILTERN, VIC 3683



Sale Price

\$270,000

Sale Date: 21/10/2022

Distance from Property: 646m



22 DalGLISH Street Chiltern Vic 3683

Sale Price

\$180,000

Sale Date 09/03/2023

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

DAGLISH STREET, CHILTERN, VIC 3683

Indicative selling price

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

Single Price: \$195,000


Median sale price

Median price: \$390,000

Property type: Vacant Land

Suburb: CHILTERN

Period: 21/10/2022-21/02/2024

Source: 

Comparable property sales

Address of comparable property	Price	Date of sale
25 CEMETERY RD, BARNAWARTHA, VIC 3688	\$275,000	08/09/2023
6 HIGH ST, CHILTERN, VIC 3683	\$270,000	21/10/2022
22 DGLISH STREET CHILTERN VIC 3683	\$180,000	09/03/2023

This Statement of Information was prepared on: 21/02/2024