

# 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

22 Fryers 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 \$325,000

### Median sale price

Median price \$910,000

Property Type House

Suburb Chewton

Period - From 01/07/2024

to 30/09/2024

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.

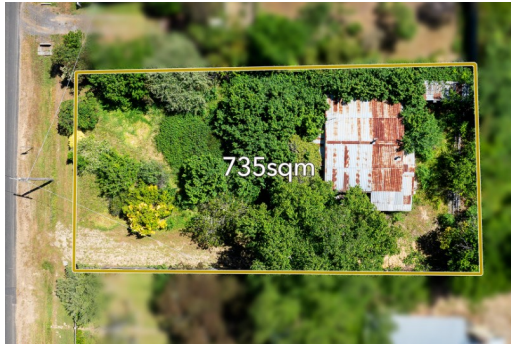
|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 11 Adelaide St CHEWTON 3451    | \$350,000 | 12/07/2024   |
| 2 | 1 Adelaide St CHEWTON 3451     | \$300,000 | 02/11/2023   |
| 3 | 28 Albert St CHEWTON 3451      | \$320,000 | 15/10/2023   |

**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:

15/11/2024 16:20



2   1  

**Property Type:** House  
**Land Size:** 735 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$325,000  
**Median House Price**  
 September quarter 2024: \$910,000

## Comparable Properties



**11 Adelaide St CHEWTON 3451 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 12/07/2024  
**Property Type:** House  
**Land Size:** 1801 sqm approx



**1 Adelaide St CHEWTON 3451 (REI/VG)**

Agent Comments

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**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** Land  
**Land Size:** 1350 sqm approx



**28 Albert St CHEWTON 3451 (VG)**

Agent Comments

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**Price:** \$320,000  
**Method:** Sale  
**Date:** 15/10/2023  
**Property Type:** Land  
**Land Size:** 929 sqm approx

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



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