

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

186 Main Road, Chewton Vic 3451

Indicative selling price

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

Range between

\$150,000

&

\$160,000

Median sale price

Median price

\$180,000

Property Type

Vacant land

Suburb

Chewton

Period - From

10/02/2019

to

09/02/2020

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	14 Main Rd CHEWTON 3451	\$168,500	14/08/2019
2	23 Main Rd CHEWTON 3451	\$155,000	11/11/2019
3	169 Main Rd CHEWTON 3451	\$132,500	10/10/2018

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:

10/02/2020 16:47



Property Type: Land
Land Size: 668 sqm approx
 Agent Comments

Indicative Selling Price

\$150,000 - \$160,000

Median Land Price

10/02/2019 - 09/02/2020: \$180,000

Comparable Properties



14 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$168,500
Method: Private Sale
Date: 14/08/2019
Property Type: Land
Land Size: 942 sqm approx



23 Main Rd CHEWTON 3451 (REI)

Agent Comments



Price: \$155,000
Method: Private Sale
Date: 11/11/2019
Property Type: Land



169 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$132,500
Method: Private Sale
Date: 10/10/2018
Property Type: Land
Land Size: 542 sqm approx