

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 and
postcode

148 D2 ACCESS ROAD CHILTERN VIC 3683

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Chiltern

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

373 TOVEYS ROAD CHILTERN VIC 3683	\$1,200,000	03-Nov-21
1178 BEECHWORTH-WANGARATTA ROAD EVERTON UPPER VIC 3678	\$1,500,000	25-May-22
112 WILLIAMS ROAD BARNAWARTHA VIC 3688	\$1,170,000	10-Sep-21

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: 03 April 2023


373 TOVEYS ROAD CHILTERN VIC 3683

Sold Price

\$1,200,000

Sold Date

03-Nov-21


3



2



6

Distance

8.81km

1178 BEECHWORTH-WANGARATTA ROAD EVERTON UPPER VIC 3678

Sold Price

\$1,500,000

Sold Date

25-May-22


5



2



2

Distance

24.95km

112 WILLIAMS ROAD BARNAWARTHA VIC 3688

Sold Price

\$1,170,000

Sold Date

10-Sep-21


4



2



2

Distance

8.18km
RS = Recent sale

UN = Undisclosed Sale

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