# 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 14 Steele Street, Chewton Vic 3451

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$935,000							

#### Median sale price

Median price	\$792,500	Pro	operty Type Hou	use		Suburb	Chewton
Period - From	07/12/2021	to	06/12/2022	] 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	74 Fryers Rd CHEWTON 3451	\$979,000	11/11/2021
2	24 Princess St CAMPBELLS CREEK 3451	\$900,000	10/03/2022
3	50 Fryers Rd CHEWTON 3451	\$820,013	15/10/2021

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:

07/12/2022 16:26



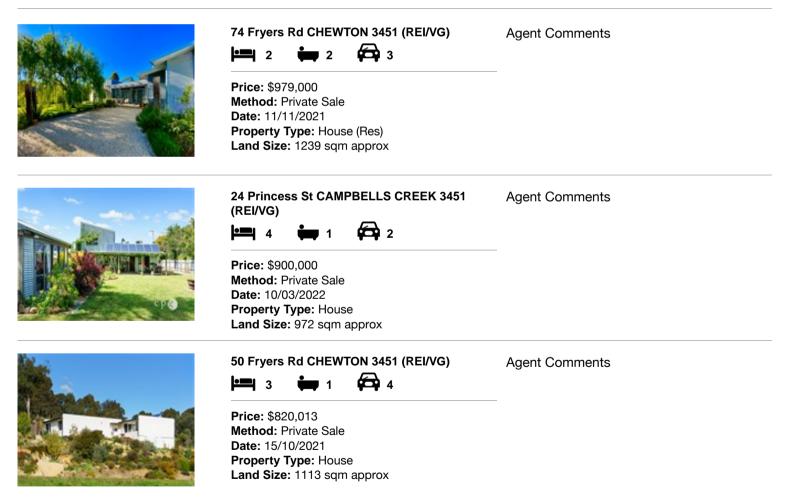






Property Type: Land Agent Comments Indicative Selling Price \$935,000 Median House Price 07/12/2021 - 06/12/2022: \$792,500

# **Comparable Properties**



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



propertydata

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