

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

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

Property Type

House

Suburb

Chewton

Period - From

07/12/2021

to

06/12/2022

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	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



74 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$979,000

Method: Private Sale

Date: 11/11/2021

Property Type: House (Res)

Land Size: 1239 sqm approx



24 Princess St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 972 sqm approx



50 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$820,013

Method: Private Sale

Date: 15/10/2021

Property Type: House

Land Size: 1113 sqm approx