

# 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

4 Albert Street, 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

\$540,000

### Median sale price

Median price

\$605,000

Property Type

House

Suburb

Chewton

Period - From

11/03/2020

to

10/03/2021

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	1 Douglas Cr CASTLEMAINE 3450	\$554,000	20/01/2021
2	3 Preshaw St CASTLEMAINE 3450	\$540,000	17/01/2021
3	1b James St CASTLEMAINE 3450	\$528,000	24/09/2020

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:

11/03/2021 16:40



3   1   2

**Property Type:** House  
**Land Size:** 16377642 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000

**Median House Price**  
11/03/2020 - 10/03/2021: \$605,000

## Comparable Properties



**1 Douglas Cr CASTLEMAINE 3450 (REI)**

**Agent Comments**

4   1   4

**Price:** \$554,000  
**Method:** Private Sale  
**Date:** 20/01/2021  
**Property Type:** House  
**Land Size:** 665 sqm approx



**3 Preshaw St CASTLEMAINE 3450 (VG)**

**Agent Comments**

2   -   -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 17/01/2021  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx



**1b James St CASTLEMAINE 3450 (VG)**

**Agent Comments**

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**Price:** \$528,000  
**Method:** Sale  
**Date:** 24/09/2020  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx