

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

176 Main Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$234,000

Property Type

Vacant land

Suburb

Chewton

Period - From

03/12/2020

to

02/12/2021

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	22a Farran St CASTLEMAINE 3450	\$225,000	31/08/2021
2	7 Stephen St CAMPBELLS CREEK 3451	\$200,000	31/08/2021
3	11 Shields St CHEWTON 3451	\$200,000	17/04/2021

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:

03/12/2021 14:31



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Property Type: Land
Land Size: 425 sqm approx
 Agent Comments

Indicative Selling Price
 \$220,000

Median Land Price
 03/12/2020 - 02/12/2021: \$234,000

Comparable Properties



22a Farran St CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$225,000
Method: Sale
Date: 31/08/2021
Property Type: Land
Land Size: 327 sqm approx



7 Stephen St CAMPBELLS CREEK 3451 (REI)

Agent Comments

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Price: \$200,000
Method: Private Sale
Date: 31/08/2021
Property Type: Land
Land Size: 435 sqm approx

11 Shields St CHEWTON 3451 (VG)

Agent Comments

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Price: \$200,000
Method: Sale
Date: 17/04/2021
Property Type: Land
Land Size: 514 sqm approx