

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	25 North Street, Chewton Vic 3451
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$740,000 & \$790,000	Range between	\$740,000	&	\$790,000
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Median sale price

Median price	\$590,000	Hou	ıse X	Unit		Suburb or locality	Chewton
Period - From	01/04/2018	to	31/03/2019		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 eighteen 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	3 George St CHEWTON 3451	\$790,000	10/09/2018
2	90 Whitehorse Gully Rd CHEWTON 3451	\$707,500	09/11/2018
3	1 Munro Ct CASTLEMAINE 3450	\$705,000	21/02/2018

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 eighteen months.

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





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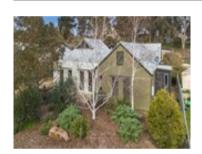
Rooms: 5

Property Type: House (Res) **Land Size:** 3034 sqm approx

Agent Comments

Indicative Selling Price \$740,000 - \$790,000 **Median House Price** Year ending March 2019: \$590,000

Comparable Properties



3 George St CHEWTON 3451 (REI/VG)

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Price: \$790,000 **Method:** Private Sale **Date:** 10/09/2018

Rooms: -

Property Type: House **Land Size:** 978 sqm approx

Agent Comments

Agent Comments



90 Whitehorse Gully Rd CHEWTON 3451

(REI/VG)

3





Price: \$707,500 Method: Private Sale Date: 09/11/2018

Rooms: -

Property Type: House

Land Size: 8093.72 sqm approx

1 Munro Ct CASTLEMAINE 3450 (REI/VG)







Agent Comments

Price: \$705,000 Method: Private Sale Date: 21/02/2018

Rooms: -

Property Type: House **Land Size:** 650 sqm approx

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