

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

25 North Street, Chewton Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000

&

\$790,000

Median sale price

Median price \$590,000

House

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.

	Address 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.



2 2 2

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)

Agent Comments

3 2 2

Price: \$790,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House
Land Size: 978 sqm approx



90 Whitehorse Gully Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

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

3 2 1

Price: \$705,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: House
Land Size: 650 sqm approx