

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

50 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$779,000

Median sale price

Median price

\$636,000

Property Type

House

Suburb

Chewton

Period - From

29/09/2020

to

28/09/2021

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	7 George St CHEWTON 3451	\$765,560	13/04/2021
2	118 Fryers Rd CHEWTON 3451	\$740,100	18/03/2021
3	10 Pitman St CHEWTON 3451	\$675,000	13/07/2021

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:

29/09/2021 12:32



 3  1  4

Rooms: 4
Property Type: House
Land Size: 1113 sqm approx
Agent Comments

Indicative Selling Price
\$779,000

Median House Price
29/09/2020 - 28/09/2021: \$636,000

Comparable Properties



7 George St CHEWTON 3451 (REI/VG)

Agent Comments

 4  2  2

Price: \$765,560
Method: Private Sale
Date: 13/04/2021
Property Type: House
Land Size: 958 sqm approx



118 Fryers Rd CHEWTON 3451 (REI/VG)

Agent Comments

 3  2  2

Price: \$740,100
Method: Private Sale
Date: 18/03/2021
Property Type: House
Land Size: 530 sqm approx



10 Pitman St CHEWTON 3451 (REI)

Agent Comments

 3  1  2

Price: \$675,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 1518 sqm approx