

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

219 Goldspeck Gully Road, Chewton Bushlands Vic 3451

Indicative selling price

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

Single price \$675,000

Median sale price*

Median price

Property Type

Suburb

Chewton Bushlands

Period - From

to

Source

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	580 Pyrenees Hwy CHEWTON 3451	\$776,500	21/01/2020
2	27 Hoopers Rd CHEWTON 3451	\$750,000	24/10/2020
3	68 Commissioners Gully Rd GOLDEN POINT 3451	\$670,000	30/07/2020

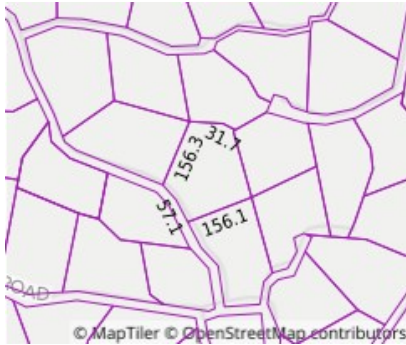
OR

~~**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:

03/12/2020 15:20

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Mixed
Farming/Grazing (without structural improvements)

Land Size: 30000 sqm approx

Agent Comments

Indicative Selling Price

\$675,000

No median price available

Comparable Properties



580 Pyrenees Hwy CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$776,500

Method: Private Sale

Date: 21/01/2020

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx



27 Hoopers Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 24/10/2020

Property Type: House

Land Size: 10000 sqm approx



68 Commissioners Gully Rd GOLDEN POINT 3451 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 30/07/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 33000 sqm approx