## 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

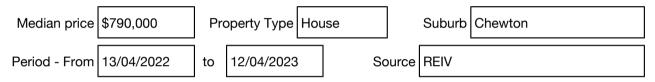
21 Browns Avenue, Chewton Vic 3451

#### Indicative selling price

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$850,000

#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	14 Steele St CHEWTON 3451	\$925,000	15/02/2023
2	3 Secluded PI CAMPBELLS CREEK 3451	\$899,000	17/02/2023
3	20 Mount St CHEWTON 3451	\$790,000	20/10/2022

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:

13/04/2023 10:31









Property Type: House Land Size: 1320 sqm approx Agent Comments Indicative Selling Price \$850,000 Median House Price 13/04/2022 - 12/04/2023: \$790,000

# **Comparable Properties**



14 Steele St CHEWTON 3451 (REI)



Price: \$925,000 Method: Private Sale Date: 15/02/2023 Property Type: House Land Size: 1020 sqm approx Agent Comments



3 Secluded PI CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$899,000 Method: Private Sale Date: 17/02/2023 Property Type: House (Res) Land Size: 1500 sqm approx



20 Mount St CHEWTON 3451 (REI/VG)

**60**1

Agent Comments

Price: \$790,000 Method: Private Sale Date: 20/10/2022 Property Type: House Land Size: 924 sqm approx

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





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