

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

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

Single price

\$850,000

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Chewton

Period - From

13/04/2022

to

12/04/2023

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	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



3 2 5

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)

Agent Comments

3 2 2

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



3 Secluded PI CAMPBELLS CREEK 3451 (REI) **Agent Comments**

4 2 4

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)

Agent Comments

3 1 1

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