# 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

30 Archers Road, Chewton Vic 3451

### Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/underquoting
Single price	\$445,000	
Median sale pri	се	

# Median price\$358,100Property TypeVacant landSuburbChewtonPeriod - From19/04/2022to18/04/2023SourceREIV

# 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.

Add	dress of comparable property	Price	Date of sale
1	Lot 4/28 Archers Rd CHEWTON 3451	\$386,000	20/12/2021
2	Lot 3/28 Archers Rd CHEWTON 3451	\$351,500	21/12/2021
3	72 Steele St CHEWTON 3451	\$340,000	18/01/2023

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:

19/04/2023 12:05



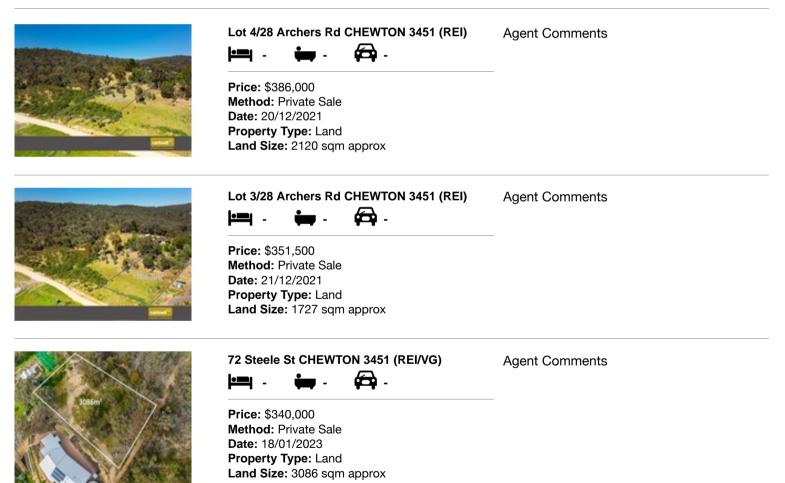






**Property Type:** Agent Comments Indicative Selling Price \$445,000 Median Land Price 19/04/2022 - 18/04/2023: \$358,100

# **Comparable Properties**



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



propertydata villadoe

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