

# 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 of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$445,000

### Median sale price

Median price

\$358,100

Property Type

Vacant land

Suburb

Chewton

Period - From

19/04/2022

to

18/04/2023

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	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



**Lot 4/28 Archers Rd CHEWTON 3451 (REI)**

Agent Comments



**Price:** \$386,000  
**Method:** Private Sale  
**Date:** 20/12/2021  
**Property Type:** Land  
**Land Size:** 2120 sqm approx



**Lot 3/28 Archers Rd CHEWTON 3451 (REI)**

Agent Comments



**Price:** \$351,500  
**Method:** Private Sale  
**Date:** 21/12/2021  
**Property Type:** Land  
**Land Size:** 1727 sqm approx



**72 Steele St CHEWTON 3451 (REI/VG)**

Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 18/01/2023  
**Property Type:** Land  
**Land Size:** 3086 sqm approx

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