

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

172 Main Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$258,000

Property Type

Vacant land

Suburb

Chewton

Period - From

03/02/2022

to

02/02/2023

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	76A Kennedy St CASTLEMAINE 3450	\$390,000	25/08/2021
2	72 Steele St CHEWTON 3451	\$340,000	18/01/2023
3	1 Dalma Av CASTLEMAINE 3450	\$340,000	22/09/2021

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:

03/02/2023 15:27



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$395,000

Median Land Price

03/02/2022 - 02/02/2023: \$258,000

Comparable Properties



76A Kennedy St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 25/08/2021

Property Type: Land

Land Size: 571 sqm approx



72 Steele St CHEWTON 3451 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 18/01/2023

Property Type: Land

Land Size: 3086 sqm approx



1 Dalma Av CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 22/09/2021

Property Type: Land

Land Size: 692 sqm approx