Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 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	Pro	operty Type	Vac	ant land		Suburb	Chewton		
Period - From	03/02/2022	to	02/02/2023		So	urce	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.

Ad	dress 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



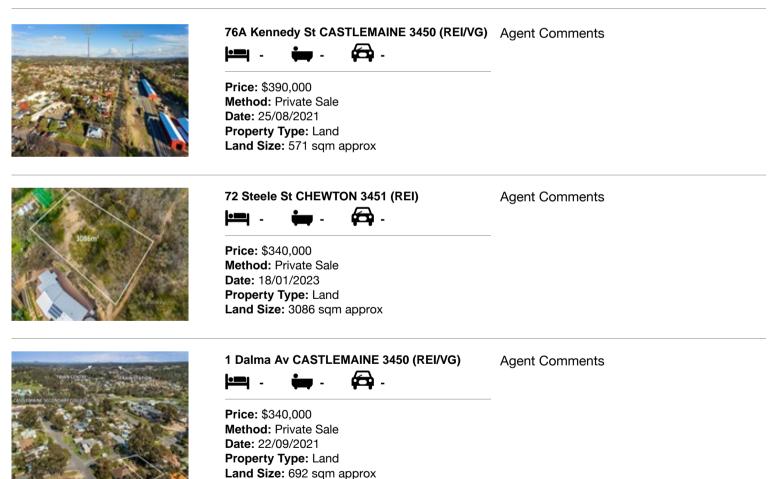






Property Type: House (Res) Agent Comments Indicative Selling Price \$395,000 Median Land Price 03/02/2022 - 02/02/2023: \$258,000

Comparable Properties



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

propertydata



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