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

3/72 Steele Street, Chewton Vic 3451

Indicative selling price

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

Single price | $309,000

Median sale price

| Median price | $190,000 | Property Type | Vacant land | Suburb | Chewton |

| Period - From | 16/04/2020 | to | 15/04/2021 | 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	52 Eureka St CHEWTON 3451	$318,000	23/03/2021
2	20 Steele St CHEWTON 3451	$245,000	10/10/2020
3	Lot 8/37 Steele St CHEWTON 3451	$230,000	06/02/2020

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: | 16/04/2021 10:15

CONSUMER AFFAIRS VICTORIA

Property Type:

Agent Comments

Indicative Selling Price
$309,000
Median Land Price
16/04/2020 - 15/04/2021: $190,000

Comparable Properties

52 Eureka St CHEWTON 3451 (REI)

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Price: $318,000
Method: Private Sale
Date: 23/03/2021
Property Type: Land
Land Size: 3482 sqm approx

Agent Comments

20 Steele St CHEWTON 3451 (REI)

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Price: $245,000
Method: Private Sale
Date: 10/10/2020
Property Type: Land
Land Size: 1174 sqm approx

Agent Comments

Lot 8/37 Steele St CHEWTON 3451 (REI)

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Price: $230,000
Method: Private Sale
Date: 06/02/2020
Property Type: Land
Land Size: 3620 sqm approx

Agent Comments

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