

# 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

4 Church Street, Chewton Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$560,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Chewton

Period - From

01/07/2019

to

30/06/2020

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	62 Steele St CHEWTON 3451	\$652,000	30/03/2020
2	53 Eureka St CHEWTON 3451	\$500,000	30/07/2020
3	26 Eureka St CHEWTON 3451	\$500,000	21/02/2020

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:

25/09/2020 15:13



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median House Price**  
Year ending June 2020: \$550,000

## Comparable Properties



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

**Agent Comments**



**Price:** \$652,000  
**Method:** Private Sale  
**Date:** 30/03/2020  
**Property Type:** House  
**Land Size:** 2824 sqm approx



**53 Eureka St CHEWTON 3451 (REI)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 30/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 4046 sqm approx



**26 Eureka St CHEWTON 3451 (REI/VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 21/02/2020  
**Property Type:** House  
**Land Size:** 1534 sqm approx