

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

Lot 3/28 Archers Road, Chewton Vic 3451

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$234,000

Property Type Vacant land

Suburb Chewton

Period - From 02/12/2020

to

01/12/2021

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	27 Happy Valley Rd CASTLEMAINE 3450	\$577,000	22/10/2021
2	423 White Gum Trk FRYERSTOWN 3451	\$350,000	25/06/2021
3	146 Colles Rd MOONLIGHT FLAT 3450	\$318,000	31/05/2021

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:

02/12/2021 12:40



Property Type:
Land Size: 1700 sqm approx
Agent Comments

Indicative Selling Price
\$325,000

Median Land Price
02/12/2020 - 01/12/2021: \$234,000

Comparable Properties



27 Happy Valley Rd CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$577,000
Method: Private Sale
Date: 22/10/2021
Property Type: Land
Land Size: 5689 sqm approx



423 White Gum Trk FRYERSTOWN 3451 (REI) **Agent Comments**



Price: \$350,000
Method: Private Sale
Date: 25/06/2021
Property Type: Land
Land Size: 4046.86 sqm approx



146 Colles Rd MOONLIGHT FLAT 3450 (REI) **Agent Comments**



Price: \$318,000
Method: Private Sale
Date: 31/05/2021
Property Type: Land
Land Size: 3526 sqm approx