

## 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

49 Adelaide 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 \$529,000

**Median sale price**

Median price \$520,000

House

X

Unit

Suburb or locality

Chewton

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	152 Main Rd CHEWTON 3451	\$583,000	14/02/2018
2	24 Fenton Av CAMPBELLS CREEK 3451	\$545,000	06/09/2018
3	46 Dinah Rd CHEWTON 3451	\$520,000	07/06/2018

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 eighteen months.



3 2 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1500 apporx sqm approx

Agent Comments

**Indicative Selling Price**

\$529,000

**Median House Price**

Year ending September 2018: \$520,000

## Comparable Properties



**152 Main Rd CHEWTON 3451 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$583,000

**Method:** Private Sale

**Date:** 14/02/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 500 sqm approx



**24 Fenton Av CAMPBELLS CREEK 3451 (REI)**

Agent Comments

3 1 2

**Price:** \$545,000

**Method:** Private Sale

**Date:** 06/09/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 2800 sqm approx



**46 Dinah Rd CHEWTON 3451 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 07/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 40000 sqm approx