

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

32 Albert Street, Chewton Vic 3451

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Chewton

Period - From

01/01/2020

to

31/12/2020

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	23 North St CHEWTON 3451	\$640,000	30/10/2020
2	15 Pitman St CHEWTON 3451	\$605,000	16/11/2020
3	4 Church St CHEWTON 3451	\$541,000	10/03/2021

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:

18/03/2021 12:16



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 1800 sqm approx

Agent Comments

Indicative Selling Price

\$585,000

Median House Price

Year ending December 2020: \$605,000

Comparable Properties



23 North St CHEWTON 3451 (REI/VG)

Agent Comments

2 1 2

Price: \$640,000

Method: Private Sale

Date: 30/10/2020

Property Type: House

Land Size: 2083 sqm approx



15 Pitman St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 3

Price: \$605,000

Method: Private Sale

Date: 16/11/2020

Rooms: 5

Property Type: House

Land Size: 1023 sqm approx



4 Church St CHEWTON 3451 (REI)

Agent Comments

3 2 -

Price: \$541,000

Method: Private Sale

Date: 10/03/2021

Rooms: 5

Property Type: House