

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

178 Main Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$169,000

Median sale price

Median price

\$190,000

Property Type

Vacant land

Suburb

Chewton

Period - From

04/06/2020

to

03/06/2021

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 | 85a Main Rd CHEWTON 3451 | \$135,000 | 29/07/2020 |
| 2 | 23 Main Rd CHEWTON 3451 | \$155,000 | 29/06/2020 |
| 3 | 186 Main Rd CHEWTON 3451 | \$153,500 | 17/06/2020 |

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:

04/06/2021 16:21



Property Type:
Agent Comments

Indicative Selling Price
\$169,000

Median Land Price
04/06/2020 - 03/06/2021: \$190,000

Comparable Properties



85a Main Rd CHEWTON 3451 (REI)

Agent Comments



Price: \$135,000
Method: Private Sale
Date: 29/07/2020
Property Type: Land
Land Size: 570 sqm approx



23 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$155,000
Method: Private Sale
Date: 29/06/2020
Property Type: Land
Land Size: 486 sqm approx



186 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$153,500
Method: Private Sale
Date: 17/06/2020
Property Type: Land
Land Size: 668 sqm approx