

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

15 Pitman 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

\$530,000

Property Type

House

Suburb

Chewton

Period - From

09/11/2019

to

08/11/2020

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	220 Main Rd CHEWTON 3451	\$605,000	19/06/2020
3	224 Main Rd CHEWTON 3451	\$520,000	27/05/2020

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:

09/11/2020 16:48



3 -

Property Type: House (Res)
Land Size: 1023 sqm approx
Agent Comments

Indicative Selling Price
\$585,000

Median House Price
09/11/2019 - 08/11/2020: \$530,000

Comparable Properties

23 North St CHEWTON 3451 (REI)

Agent Comments

2 1 2

Price: \$640,000
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 2083 sqm approx



220 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$605,000
Method: Private Sale
Date: 19/06/2020
Rooms: 4
Property Type: House
Land Size: 1971 sqm approx



224 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments

1 1 -

Price: \$520,000
Method: Private Sale
Date: 27/05/2020
Rooms: 4
Property Type: House
Land Size: 800 sqm approx