

# 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

23 Main Road, 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

\$159,000

### Median sale price

Median price

\$175,000

Property Type

Vacant land

Suburb

Chewton

Period - From

19/09/2018

to

18/09/2019

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	21a Myring St CASTLEMAINE 3450	\$160,000	23/05/2018
2	169 Main Rd CHEWTON 3451	\$132,500	10/10/2018
3	180 Main Rd CHEWTON 3451	\$125,000	24/03/2018

**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 18 months.~~

This Statement of Information was prepared on:

19/09/2019 16:26



**Property Type:** Land  
**Land Size:** 486 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$159,000

**Median Land Price**  
19/09/2018 - 18/09/2019: \$175,000

## Comparable Properties



**21a Myring St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$160,000  
**Method:** Private Sale  
**Date:** 23/05/2018  
**Property Type:** Land  
**Land Size:** 400 sqm approx



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

**Agent Comments**



**Price:** \$132,500  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Property Type:** Land  
**Land Size:** 542 sqm approx



**180 Main Rd CHEWTON 3451 (VG)**

**Agent Comments**



**Price:** \$125,000  
**Method:** Sale  
**Date:** 24/03/2018  
**Property Type:** Land  
**Land Size:** 668 sqm approx