

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

17 Browns Avenue, Chewton Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$629,000

Median sale price

Median price \$590,000

House

X

Unit

Suburb or locality

Chewton

Period - From 01/04/2018

to

31/03/2019

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 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	226 Main Rd CHEWTON 3451	\$638,450	30/01/2019
2	151 Main Rd CHEWTON 3451	\$598,000	29/11/2018
3	152 Main Rd CHEWTON 3451	\$583,000	14/02/2018

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.



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 1700 sqm approx

Agent Comments

Separate studio self contained

Comparable Properties



226 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments

 4  2  2

Price: \$638,450

Method: Private Sale

Date: 30/01/2019

Rooms: 6

Property Type: House

Land Size: 1004 sqm approx



151 Main Rd CHEWTON 3451 (REI/VG)

Agent Comments

 3  2  4

Price: \$598,000

Method: Private Sale

Date: 29/11/2018

Rooms: 5

Property Type: House

Land Size: 1229 sqm approx



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