

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 Lowes Road, Chum Creek Vic 3777

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$935,000 Property Type House Suburb Chum Creek

Period - From 05/07/2023 to 04/07/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	59 Myers Creek Rd HEALESVILLE 3777	\$728,000	26/02/2024
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/07/2024 18:34



3 2 2

Property Type: House
Land Size: 2052 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median House Price
05/07/2023 - 04/07/2024: \$935,000

Comparable Properties



59 Myers Creek Rd HEALESVILLE 3777
(REI/VG)

Agent Comments

3 2 2

Price: \$728,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 1030 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.