

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

74 Sparks Road, Chewton Vic 3451

Indicative selling price

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

Range between \$795,000 & \$835,000

Median sale price

Median price \$845,000 Property Type House Suburb Chewton

Period - From 23/10/2023 to 22/10/2024 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	2a Wright St ELPHINSTONE 3448	\$845,000	11/10/2024
2	25 Hoopers Rd CHEWTON 3451	\$910,000	13/08/2024
3	20 Mount St CHEWTON 3451	\$830,000	08/03/2024

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:

23/10/2024 16:36



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Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$835,000

Median House Price

23/10/2023 - 22/10/2024: \$845,000

Comparable Properties



2a Wright St ELPHINSTONE 3448 (REI)

Agent Comments

3 1 4

Price: \$845,000

Method: Private Sale

Date: 11/10/2024

Property Type: House

Land Size: 6326 sqm approx



25 Hoopers Rd CHEWTON 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$910,000

Method: Private Sale

Date: 13/08/2024

Property Type: House

Land Size: 12140.58 sqm approx



20 Mount St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 -

Price: \$830,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 924 sqm approx