## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 182 Main Road, Chewton Vic 3451

## Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.a	au/underquoting	]
1		1		

Single price \$525,000

#### Median sale price\*

Median price	Pro	perty Type			Suburb	Chewton
Period - From	to		So	urce		

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	140 Main Rd CHEWTON 3451	\$620,000	29/11/2022
2	61 Main Rd CHEWTON 3451	\$476,000	23/06/2023
3			

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.

This Statement of Information was prepared on:

12/03/2024 15:50

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** House **Land Size:** 373 sqm approx Agent Comments Indicative Selling Price \$525,000 No median price available

# **Comparable Properties**

1 I I I I I IIIIIIIIIIIIIIIIIIIIIIIIII	Agent Comments
61 Main Rd CHEWTON 3451 (REI/VG) 3 1 1 1 1 Price: \$476,000 Method: Private Sale Date: 23/06/2023 Property Type: House Land Size: 1000 sqm approx	Agent Comments

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.

#### Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata



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