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 6 Dinah Road, Chewton Vic 3451

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Hou	se		Suburb	Chewton
Period - From	02/12/2023	to	01/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	580 Pyrenees Hwy CHEWTON 3451	\$1,200,000	13/11/2024
2	701 Pyrenees Hwy CHEWTON 3451	\$1,150,000	16/09/2024
3	7 Mitchell St CHEWTON 3451	\$1,000,000	23/07/2024

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:

02/12/2024 12:59



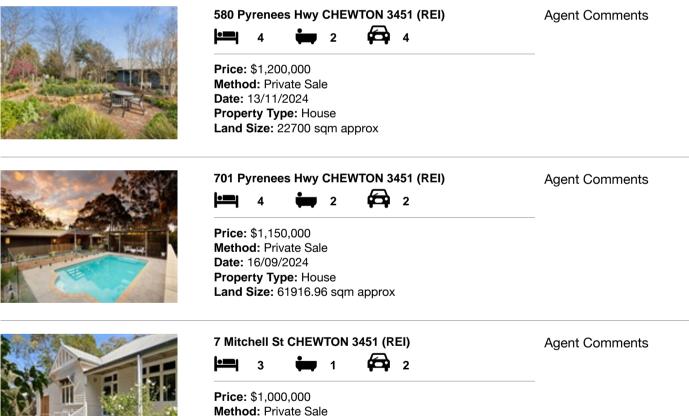






Property Type: Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 02/12/2023 - 01/12/2024: \$845,000

Comparable Properties



Price: \$1,000,000 Method: Private Sale Date: 23/07/2024 Property Type: House Land Size: 1423 sqm approx

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



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