

# 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

6 Dinah Road, Chewton Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$845,000

Property Type

House

Suburb

Chewton

Period - From

02/12/2023

to

01/12/2024

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 | 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



**580 Pyrenees Hwy CHEWTON 3451 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** House  
**Land Size:** 22700 sqm approx



**701 Pyrenees Hwy CHEWTON 3451 (REI)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Property Type:** House  
**Land Size:** 61916.96 sqm approx



**7 Mitchell St CHEWTON 3451 (REI)**

Agent Comments



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