

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

60 Fryers Road, Chewton Vic 3451

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Chewton

Period - From

19/01/2020

to

18/01/2021

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	48 Adelaide St CHEWTON 3451	\$825,000	04/12/2020
2	3 George St CHEWTON 3451	\$815,000	31/10/2019
3	24A Steele St CHEWTON 3451	\$735,000	07/01/2021

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:

19/01/2021 16:51



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$785,000

Median House Price
19/01/2020 - 18/01/2021: \$605,000

Comparable Properties



48 Adelaide St CHEWTON 3451 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 04/12/2020
Property Type: House
Land Size: 1390 sqm approx



3 George St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 31/10/2019
Property Type: House
Land Size: 969 sqm approx



24A Steele St CHEWTON 3451 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 07/01/2021
Property Type: House
Land Size: 1330 sqm approx