Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	· sale	r sale
----------------------	--------	--------

Address	175 Main Road, Chewton Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$830,000	Pro	perty Type	House	Subu	Chewton
Period - From 13/11/2023	to	12/11/2024	So	urceREIV	

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	1 Archibold St CHEWTON 3451	\$620,000	01/10/2024
2	2 Ross Dr CASTLEMAINE 3450	\$664,000	24/09/2024
3	43 Greenhill Av CASTLEMAINE 3450	\$650,000	24/09/2024

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.

13/11/2024 16:01













Property Type: House Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price \$649,000 Median House Price 13/11/2023 - 12/11/2024: \$830,000

Comparable Properties



1 Archibold St CHEWTON 3451 (REI)

.

2







1

Agent Comments

Price: \$620,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx



2 Ross Dr CASTLEMAINE 3450 (REI)

•

2







Price: \$664,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 2831 sqm approx **Agent Comments**



43 Greenhill Av CASTLEMAINE 3450 (REI)

•

2





A .

Price: \$650,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 499 sqm approx **Agent Comments**

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.