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	175 Main Road, Chewton Vic 3451

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 Property Type House Suburb Chewton

Period - From 13/11/2023 to 12/11/2024 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	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.~~

This Statement of Information was prepared on: 13/11/2024 16:01

CONSUMER AFFAIRS VICTORIA

175 Main Road, Chewton Vic 3451

2 2 2

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 1

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

Agent Comments

2 Ross Dr CASTLEMAINE 3450 (REI)

2 1 -

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 1 1

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

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