

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	3 George St CHEWTON 3451	\$790,000	10/09/2018
2	50 Henry St CHEWTON 3451	\$727,500	08/02/2018
3	29 Hoopers Rd CHEWTON 3451	\$674,000	16/07/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$735,000
Median House Price
Year ending June 2018: \$490,000

Comparable Properties



3 George St CHEWTON 3451 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House
Land Size: 978 sqm approx



50 Henry St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$727,500
Method: Private Sale
Date: 08/02/2018
Rooms: -
Property Type: House
Land Size: 13000 sqm approx



29 Hoopers Rd CHEWTON 3451 (REI)

Agent Comments



Price: \$674,000
Method: Private Sale
Date: 16/07/2018
Rooms: 5
Property Type: House
Land Size: 8717 sqm approx