#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	282 Pyrenees Highway, 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 \$376,000

#### Median sale price

Median price	\$522,500	Pro	perty Type	House		Suburb	Chewton
Period - From	01/10/2018	to	30/09/2019		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

		1 1100	Date of Sale
1	5 Treasure St CASTLEMAINE 3450	\$398,900	20/05/2019
2	59 Duke St CASTLEMAINE 3450	\$371,000	20/05/2019
3	15 Steele St CHEWTON 3451	\$345,000	15/03/2019

#### 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:	26/11/2019 10:14



Date of sale











Rooms: 5

Property Type: House Land Size: 1138 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$376,000 **Median House Price** Year ending September 2019: \$522,500

## Comparable Properties



5 Treasure St CASTLEMAINE 3450 (REI/VG)





Price: \$398,900 Method: Private Sale Date: 20/05/2019 Rooms: 6

Property Type: House

Land Size: 800 sqm approx

59 Duke St CASTLEMAINE 3450 (REI/VG)

**2** 







Price: \$371,000 Method: Private Sale Date: 20/05/2019

Rooms: 3

Property Type: House Land Size: 845 sqm approx

15 Steele St CHEWTON 3451 (REI/VG)







Price: \$345,000 Method: Private Sale Date: 15/03/2019

Land Size: 1000 sqm approx

Rooms: 3 Property Type: House

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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.

Agent Comments

**Agent Comments** 

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