

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	50 Lowes Road, Chum Creek Vic 3777
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Indicative selling price

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

Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$730,000	Property Type	House	Suburb	Chum Creek
Period - From	20/05/2023	to	19/05/2024	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	170 Myers Creek Rd HEALESVILLE 3777	\$780,000	23/01/2024
2	15 Mt Lebanon Rd CHUM CREEK 3777	\$730,000	12/12/2023
3	59 Myers Creek Rd HEALESVILLE 3777	\$728,000	26/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/05/2024 14:24