

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

616 Pyrenees Highway, Chewton Vic 3451

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Chewton

Period - From 11/06/2023

to 10/06/2024

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 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	30 Archers Rd CHEWTON 3451	\$440,000	02/05/2023
2			
3			

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.

This Statement of Information was prepared on:

11/06/2024 13:47



Property Type: Residential Land

Land Size: 11700 sqm approx

Agent Comments

Comparable Properties



30 Archers Rd CHEWTON 3451 (REIV/G)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 02/05/2023

Property Type: Land

Land Size: 7362 sqm approx

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.