

Genevieve Cantwell
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	41A Adelaide Street, Chewton Vic 3451
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$460,000

Median sale price

Median price	\$490,000	Hou	ıse X	Unit		Suburb	Chewton
Period - From	01/07/2017	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	9 Angus St CHEWTON 3451	\$460,000	23/02/2018
2	26 Steele St CHEWTON 3451	\$435,000	16/03/2018
3	15 North St CHEWTON 3451	\$407,000	05/03/2018

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.

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> **Indicative Selling Price** \$460,000 **Median House Price** Year ending June 2018: \$490,000



Rooms: 3

Property Type: House (Previously

Occupied - Detached) Land Size: 950 sqm approx

Agent Comments

Comparable Properties



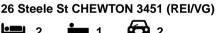
9 Angus St CHEWTON 3451 (REI/VG)

Price: \$460,000 Method: Private Sale Date: 23/02/2018

Rooms: 4

Property Type: House Land Size: 490 sqm approx

2



Price: \$435,000 Method: Private Sale Date: 16/03/2018

Rooms: -

Property Type: House

Land Size: 1460 sqm approx

15 North St CHEWTON 3451 (REI/VG)

= 3





Price: \$407,000 Method: Private Sale Date: 05/03/2018

Rooms: -

Property Type: House

Land Size: 4000 sqm approx

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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

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