

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	41A Adelaide Street, Chewton Vic 3451
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Indicative selling price

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

Single price	\$460,000
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Median sale price

Median price	\$490,000	House	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.

	Address 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.



1 1 1

Rooms: 3
Property Type: House (Previously Occupied - Detached)
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$460,000

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

Comparable Properties



9 Angus St CHEWTON 3451 (REI/VG)

Agent Comments

3 1 1

Price: \$460,000
Method: Private Sale
Date: 23/02/2018
Rooms: 4
Property Type: House
Land Size: 490 sqm approx



26 Steele St CHEWTON 3451 (REI/VG)

Agent Comments

2 1 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)

Agent Comments

3 1 1

Price: \$407,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House
Land Size: 4000 sqm approx