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 and postcode	27 Settlers Road Chiltern VIC 3683

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$910,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$359,000	Property type	Farm	Suburb	Chiltern
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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	Price	Date of sale
793 Stanley Road Stanley VIC 3747	$912,600	07-Jul-21
2 Tanners Road Indigo Valley VIC 3688	$915,000	02-Jul-20
1009 Cookinburra Road Barnawartha North VIC 3691	$1,000,000	10-May-21

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: 07 October 2021

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793 Stanley Road Stanley VIC 3747

4 3 2

Sold Price RS $912,600 Sold Date 07-Jul-21

Distance 27km



2 Tanners Road Indigo Valley VIC 3688

4 2 12

Sold Price $915,000 Sold Date 02-Jul-20

Distance 14.97km

Notes from your agent

This extra large recently built home offers an additional bedroom and ensuite, large living area and superior infrastructure. The house and location may be considered as superior, however the land size is inferior.



1009 Cookinburra Road Barnawartha North VIC 3691

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Sold Price $1,000,000 Sold Date 10-May-21

Distance 16.65km

RS = Recent sale **UN** = Undisclosed Sale

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