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	22 Steele Street, Chewton Vic 3451

Indicative selling price

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

Range between $595,000 & $625,000

Median sale price*

Median price | Property Type | Suburb Chewton

Period - From | to | Source

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
1	1 Archibold St CHEWTON 3451	$620,000	01/10/2024
2	17 Fryers Rd CAMPBELLS CREEK 3451	$640,000	18/08/2023
3	33 Hunter St CASTLEMAINE 3450	$625,000	11/05/2023

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: 11/11/2024 16:22

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

22 Steele Street, Chewton Vic 3451

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Indicative Selling Price
$595,000 - $625,000
No median price available



2 | 1 | drivew ay

Rooms: 5
Property Type: House ()
Land Size: 925 sqm approx

Agent Comments

Comparable Properties



1 Archibold St CHEWTON 3451 (REI)

2 | 1 | 1

Price: $620,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 483 sqm approx

Agent Comments



17 Fryers Rd CAMPBELLS CREEK 3451 (REI/VG)

3 | 1 | 2

Price: $640,000
Method: Private Sale
Date: 18/08/2023
Property Type: House
Land Size: 710 sqm approx

Agent Comments



33 Hunter St CASTLEMAINE 3450 (REI/VG)

2 | 1 | -

Price: $625,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 450 sqm approx

Agent Comments

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