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	62 Steele Street, Chewton Vic 3451

Indicative selling price

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

Range between $960,000 & $990,000

Median sale price

Median price $800,000 Property Type House Suburb Chewton

Period - From 20/02/2024 to 19/02/2025 Source Property Data

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	4 Wickham Pl CASTLEMAINE 3450	$932,000	01/11/2024
2	71 Hunter St CASTLEMAINE 3450	$975,000	25/09/2024
3	28 Steele St CHEWTON 3451	$860,000	17/07/2024

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: 20/02/2025 11:37

62 Steele Street, Chewton Vic 3451



4 2 2

Property Type: House
Land Size: 2824 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $990,000
Median House Price
20/02/2024 - 19/02/2025: $800,000

Comparable Properties



4 Wickham Pl CASTLEMAINE 3450 (REI)

4 3 4

Price: $932,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 882 sqm approx

Agent Comments



71 Hunter St CASTLEMAINE 3450 (REI/VG)

5 3 4

Price: $975,000
Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 1051 sqm approx

Agent Comments



28 Steele St CHEWTON 3451 (REI/VG)

3 2 3

Price: $860,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 704 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087

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