



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**320 TOVEYS ROAD, CHILTERN, VIC 3683**

3 1 1

### Indicative Selling Price

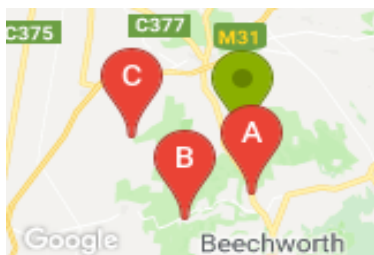
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$435,000**

Provided by: Tony Stockdale, First National Bonnici & Associates

## MEDIAN SALE PRICE



**CHILTERN, VIC, 3683**

Suburb Median Sale Price (House)

**\$226,250**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**559 BEECHWORTH-CHILTERN RD,**

3 1 2

Sale Price

**\$470,000**

Sale Date: 17/04/2018

Distance from Property: 6.5km



**125 MCFEETERS RD, ELDORADO, VIC 3746**

3 1 4

Sale Price

**\*\*\$395,000**

Sale Date: 29/05/2018

Distance from Property: 11km



**131 WEST TRIANGLE RD, SPRINGHURST, VIC**

3 1 2

Sale Price

**\$420,000**

Sale Date: 09/05/2018

Distance from Property: 12km



This report has been compiled on 28/06/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

320 TOVEYS ROAD, CHILTERN, VIC 3683

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$435,000

Median sale price

Median price

\$226,250

House

X

Unit


Suburb

CHILTERN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
559 BEECHWORTH-CHILTERN RD, BEECHWORTH, VIC 3747	\$470,000	17/04/2018
125 MCFEETERS RD, ELDORADO, VIC 3746	**\$395,000	29/05/2018
131 WEST TRIANGLE RD, SPRINGHURST, VIC 3682	\$420,000	09/05/2018