

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

1 School Avenue, Newhaven Vic 3925

Indicative selling price

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

Range between \$649,900 & \$669,900

Median sale price

Median price \$717,500 Property Type House Suburb Newhaven

Period - From 28/01/2024 to 27/01/2025 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	7 Wynne Rd SAN REMO 3925	\$685,000	04/11/2024
2	17 Anderson St NEWHAVEN 3925	\$700,000	16/08/2024
3	7 Seesburg St CAPE WOOLAMAI 3925	\$682,000	20/12/2023

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:

28/01/2025 10:28