

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11B Campbell Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$145,000

Median sale price

Median price

\$165,000

Property Type

Vacant land

Suburb

Newstead

Period - From

04/03/2020

to

03/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ 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
1	14 Palmerston St NEWSTEAD 3462	\$153,000	18/01/2021
2			
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/03/2021 10:18



Property Type: Vacant Land
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$145,000

Median Land Price
04/03/2020 - 03/03/2021: \$165,000

Comparable Properties



14 Palmerston St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$153,000
Method: Private Sale
Date: 18/01/2021
Property Type: Land
Land Size: 1133 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.