Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11B Campbell Street, Newstead Vic 3462	
Including suburb and		
nostcode		

postcode

Indicative selling price

Property offered for sale

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

Single price \$145,000

Median sale price

Median price	\$165,000	Pro	perty Type	Vacant	t land	;	Suburb	Newstead
Period - From	04/03/2020	to	03/03/2021		Sou	urce	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 sixmonths 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





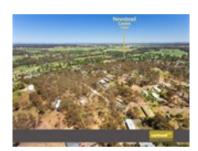




Property Type: Vacant Land **Land Size:** 591 sqm approx Agent Comments

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)

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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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





Agent Comments