# 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

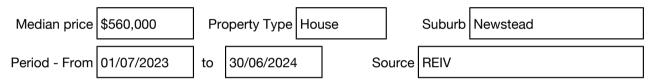
59 Lyons Street, Newstead Vic 3462

#### Indicative selling price

	For the	meaning	of this	price see	consumer.vic	.gov.au/	underquoting	
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Single price \$495,000

#### Median sale price



## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	32 Monash St NEWSTEAD 3462	\$540,000	20/01/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

02/08/2024 14:10









Property Type: House Land Size: 2021 sqm approx Agent Comments

**Indicative Selling Price** \$495,000 **Median House Price** Year ending June 2024: \$560,000

# **Comparable Properties**



32 Monash St NEWSTEAD 3462 (REI/VG) 2 2

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$540,000 Method: Private Sale Date: 20/01/2024 Property Type: House Land Size: 2017 sqm approx

five kilometres of the property for sale in the last eighteen months.

propertydata

Agent Comments

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



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