

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

Single price \$495,000

Median sale price

Median price \$560,000

Property Type House

Suburb Newstead

Period - From 01/07/2023

to 30/06/2024

Source REIV

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 eighteen 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	32 Monash St NEWSTEAD 3462	\$540,000	20/01/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

02/08/2024 14:10



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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)

Agent Comments

2 1 2

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

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.