

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

2 Church Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Newstead

Period - From

31/08/2022

to

30/08/2023

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	9 Racecourse Rd NEWSTEAD 3462	\$525,000	03/11/2022
2	7A Canrobert St NEWSTEAD 3462	\$520,000	20/06/2023
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:

31/08/2023 13:57



3 1 1

Property Type: House
Land Size: 914 sqm approx
Agent Comments

Indicative Selling Price
\$465,000

Median House Price
31/08/2022 - 30/08/2023: \$650,000

Comparable Properties



9 Racecourse Rd NEWSTEAD 3462 (REI/VG)

Agent Comments

3 1 1

Price: \$525,000
Method: Private Sale
Date: 03/11/2022
Property Type: House
Land Size: 793 sqm approx



7A Canrobert St NEWSTEAD 3462 (REI)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 20/06/2023
Property Type: House
Land Size: 600 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.