

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

10 Mackie Lane, Newstead Vic 3462

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Newstead

Period - From

31/10/2021

to

30/10/2022

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 18 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	19 Mackie La NEWSTEAD 3462	\$895,000	21/06/2022
2	2982 Pyrenees Hwy NEWSTEAD 3462	\$850,000	22/11/2021
3	2E Palmerston St NEWSTEAD 3462	\$830,000	14/10/2022

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 18 months.~~

This Statement of Information was prepared on:

31/10/2022 11:55



Property Type:
Agent Comments

Indicative Selling Price
\$885,000

Median House Price
31/10/2021 - 30/10/2022: \$660,000

Comparable Properties



19 Mackie La NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 21/06/2022
Property Type: House
Land Size: 4046.86 sqm approx



2982 Pyrenees Hwy NEWSTEAD 3462 (REI/VG) **Agent Comments**



Price: \$850,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 6408 sqm approx



2E Palmerston St NEWSTEAD 3462 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Land Size: 8605 sqm approx