

# 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

13 Forrest Avenue, Newhaven Vic 3925

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$495,000

### Median sale price

Median price

\$1,005,000

Property Type

House

Suburb

Newhaven

Period - From

19/03/2023

to

18/03/2024

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 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	2/7 Boys Home Rd NEWHAVEN 3925	\$530,000	25/01/2024
2	1/82 Lantana Rd CAPE WOOLAMAI 3925	\$530,000	12/02/2024
3	3/39 Bergin Gr SAN REMO 3925	\$450,000	31/07/2023

**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:

19/03/2024 08:47