

# 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

9 Race Course Road, Newstead Vic 3462

### Indicative selling price

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

Single price \$529,000

### Median sale price

Median price \$690,000

Property Type House

Suburb Newstead

Period - From 01/07/2021

to 30/06/2022

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	16 Palmerston St NEWSTEAD 3462	\$555,000	28/03/2022
2	1 Ruskis PI NEWSTEAD 3462	\$540,000	16/12/2021
3	41 Panmure St NEWSTEAD 3462	\$512,500	20/07/2021

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:

04/10/2022 16:32



3 1 1

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$529,000

**Median House Price**  
Year ending June 2022: \$690,000

## Comparable Properties



**16 Palmerston St NEWSTEAD 3462 (VG)**

**Agent Comments**

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**Price:** \$555,000  
**Method:** Sale  
**Date:** 28/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1258 sqm approx

**1 Ruskis PI NEWSTEAD 3462 (VG)**

**Agent Comments**

2 - -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 16/12/2021  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



**41 Panmure St NEWSTEAD 3462 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$512,500  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** House  
**Land Size:** 663 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377