

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

20 Monash Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$665,000

Median sale price

Median price

\$182,500

Property Type

Vacant land

Suburb

Newstead

Period - From

03/08/2021

to

02/08/2022

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	99 Pound La NEWSTEAD 3462	\$690,000	04/05/2022
2	24 Church St NEWSTEAD 3462	\$665,000	02/12/2021
3	9 Tivey St NEWSTEAD 3462	\$630,000	18/07/2022

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:

03/08/2022 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$665,000

Median Land Price
03/08/2021 - 02/08/2022: \$182,500

Comparable Properties

99 Pound La NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 04/05/2022
Property Type: House
Land Size: 20234.30 sqm approx



24 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 02/12/2021
Property Type: House
Land Size: 2023 sqm approx



9 Tivey St NEWSTEAD 3462 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 2075 sqm approx