

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

8 WENCLIFF COURT, NEWHAVEN, VIC.3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$925,000

or range between

&

Median sale price

Median price

\$1,015,000

Property type

House

Suburb

Newhaven

Period - From

01/04/2023

to

23/03/2024

Source

PriceFinder

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

Address of comparable property	Price	Date of sale
1 159 BOYS HOME ROAD NEWHAVEN VIC 3925	\$1,025,000	31/10/2023
2 27 MALCLIFF ROAD NEWHAVEN VIC 3925	\$1,005,000	21/05/2023
3 18 FORREST AVENUE NEWHAVEN VIC 3925	\$1,230,000	06/04/2023
4 19 FORREST AVENUE NEWHAVEN VIC 3925	\$900,000	08/03/2023
5 14 ANDERSON STREET, NEWHAVEN VIC 3925	\$1,055,000	26/02/2024

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: 01 May 2024