

# 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

34 Wyndham Street, 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 \$449,000

### Median sale price

Median price \$399,000

Property Type House

Suburb Newstead

Period - From 17/09/2018

to 16/09/2019

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 eighteen 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		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

17/09/2019 16:07



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**Rooms:** 4  
**Property Type:** House on large allotment  
**Land Size:** 2077 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$449,000  
**Median House Price**  
17/09/2018 - 16/09/2019: \$399,000

## Comparable Properties

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 eighteen months.