

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 and
postcode

1 Seaview Street 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

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Newhaven

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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

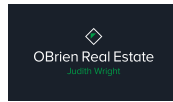
Date of sale

4 Anderson Street Newhaven VIC 3925	\$1,680,000	16-Jan-21
39 Maroubra Drive Cape Woolamai VIC 3925	\$1,435,000	03-Feb-21
2 Bondi Avenue Cape Woolamai VIC 3925	\$1,576,000	22-Oct-21

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: 11 November 2021



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4 Anderson Street Newhaven VIC 3925

Sold Price

\$1,680,000

Sold Date

16-Jan-21

4 2 2

Distance

0.03km



39 Maroubra Drive Cape Woolamai VIC 3925

Sold Price

\$1,435,000

Sold Date

03-Feb-21

4 2 2

Distance

2.57km



2 Bondi Avenue Cape Woolamai VIC 3925

Sold Price

^{RS} **\$1,576,000**

Sold Date

22-Oct-21

5 2 2

Distance

2.94km

RS = Recent sale

UN = Undisclosed Sale

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