

# 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

2982 Pyrenees Highway, 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

\$850,000

### Median sale price

Median price

\$560,000

Property Type

House

Suburb

Newstead

Period - From

09/12/2020

to

08/12/2021

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	11 Dundas St NEWSTEAD 3462	\$850,000	14/10/2021
2	301 Mia Mia Rd NEWSTEAD 3462	\$850,000	28/02/2021
3	7 Creswick Newstead Rd NEWSTEAD 3462	\$770,000	22/01/2021

**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:

09/12/2021 14:21



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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 6400 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000

**Median House Price**  
 09/12/2020 - 08/12/2021: \$560,000

## Comparable Properties



**11 Dundas St NEWSTEAD 3462 (REI)**

Agent Comments

4 2 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 14/10/2021  
**Property Type:** House  
**Land Size:** 4809 sqm approx



**301 Mia Mia Rd NEWSTEAD 3462 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 28/02/2021  
**Property Type:** House  
**Land Size:** 40500 sqm approx



**7 Creswick Newstead Rd NEWSTEAD 3462 (REI/VG)**

Agent Comments

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**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 22/01/2021  
**Property Type:** House  
**Land Size:** 6790 sqm approx