

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

17 TREWHELLA DRIVE NEWHAM VIC 3442

Indicative selling price

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

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Newham

Period-from

01 May 2021

to

30 Apr 2022

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

60 PALMER CRESCENT NEWHAM VIC 3442	\$1,400,000	25-Nov-21
63 PALMER CRESCENT NEWHAM VIC 3442	\$1,120,000	07-Oct-21
1281 ROCHFORD ROAD NEWHAM VIC 3442	\$1,170,000	13-Feb-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: 05 May 2022

Toni Bloodworth-Barker

P 54282800

M 0401122928

E toni@bradtealwoodards.com.au**60 PALMER CRESCENT NEWHAM
VIC 3442** 4  2  2

Sold Price

\$1,400,000

Sold Date

25-Nov-21

Distance

0.45km**63 PALMER CRESCENT NEWHAM
VIC 3442** 4  1  2

Sold Price

\$1,120,000

Sold Date

07-Oct-21

Distance

0.4km**1281 ROCHFORD ROAD NEWHAM
VIC 3442** 3  2  2

Sold Price

\$1,170,000

Sold Date

13-Feb-21

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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