

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

5 Codrington Street, Newstead Vic 3462

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$559,000

Median sale price

Median price

\$400,000

House

X

Unit

Suburb or locality

Newstead

Period - From

01/10/2016

to

30/09/2017

Source

REIV

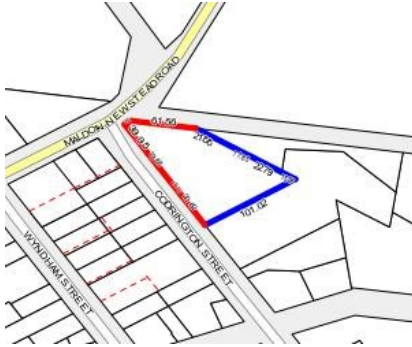
Comparable property sales (*Delete A or B below as applicable)

- 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	301 Mia Mia Rd NEWSTEAD 3462	\$530,000	28/10/2016
2	54 Pitts La WELSHMANS REEF 3462	\$462,000	28/06/2017
3	6 Racecourse Rd NEWSTEAD 3462	\$430,000	24/07/2016

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.~~



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$559,000

Median House Price
 Year ending September 2017: \$400,000

Comparable Properties



301 Mia Mia Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 28/10/2016
Rooms: 5
Property Type: House
Land Size: 4046 sqm approx



54 Pitts La WELSHMANS REEF 3462 (REI/VG)

Agent Comments



Price: \$462,000
Method: Private Sale
Date: 28/06/2017
Rooms: 6
Property Type: House
Land Size: 4046 sqm approx



6 Racecourse Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 24/07/2016
Rooms: 6
Property Type: House
Land Size: 2013 sqm approx