

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	5 Codrington Street, Newstead Vic 3462
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,000

Median sale price

Median price	\$400,000	Hou	se X		Unit		Suburb or locality	Newstead
Period - From	01/10/2016	to	30/09/201	7		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.

Ad	dress 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.

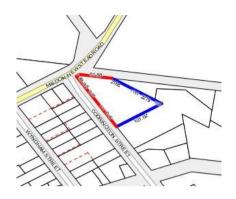
Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





Generated: 23/11/2017 15:49







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)

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)

4







Price: \$430,000 Method: Private Sale Date: 24/07/2016

Rooms: 6 Property Type: House

Land Size: 2013 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





Generated: 23/11/2017 15:49

Agent Comments

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.