

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

2 Wyndham Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$412,000

Property Type

House

Suburb

Newstead

Period - From

22/11/2018

to

21/11/2019

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	5 Lyons St NEWSTEAD 3462	\$400,000	23/09/2019
2	4 Hilliers St NEWSTEAD 3462	\$360,000	13/05/2019
3	4 Church St NEWSTEAD 3462	\$330,000	18/02/2019

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:

22/11/2019 17:59



 2  1  2

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 3000 sqm approx

Agent Comments

Comparable Properties



5 Lyons St NEWSTEAD 3462 (REI/VG)

Agent Comments

 2  1  2

Price: \$400,000

Method: Private Sale

Date: 23/09/2019

Rooms: 4

Property Type: House

Land Size: 400 sqm approx



4 Hilliers St NEWSTEAD 3462 (REI/VG)

Agent Comments

 4  2  4

Price: \$360,000

Method: Private Sale

Date: 13/05/2019

Rooms: 6

Property Type: House

Land Size: 1000 sqm approx



4 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments

 2  1  5

Price: \$330,000

Method: Private Sale

Date: 18/02/2019

Rooms: 3

Property Type: House

Land Size: 1200 sqm approx