

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

44 Panmure Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Newstead

Period - From

25/10/2021

to

24/10/2022

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	7 Wyndham St NEWSTEAD 3462	\$730,000	31/03/2022
2	12 Racecourse Rd NEWSTEAD 3462	\$710,000	22/04/2022
3	24 Church St NEWSTEAD 3462	\$665,000	02/12/2021

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:

25/10/2022 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
25/10/2021 - 24/10/2022: \$660,000

Comparable Properties



7 Wyndham St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 31/03/2022
Property Type: House
Land Size: 1004 sqm approx



12 Racecourse Rd NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 22/04/2022
Property Type: House
Land Size: 4090 sqm approx



24 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 02/12/2021
Property Type: House
Land Size: 2023 sqm approx