



STATEMENT OF INFORMATION

31 PYRENEES HIGHWAY, NEWSTEAD, VIC 3462

PREPARED BY IAN STEWART, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 PYRENEES HIGHWAY, NEWSTEAD, VIC  3  1  2

Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



NEWSTEAD, VIC, 3462

Suburb Median Sale Price (House)

\$374,500

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



124 MALDON-NEWSTEAD RD, NEWSTEAD, VIC  3  1  4

Sale Price

\$512,000

Sale Date: 17/11/2016

Distance from Property: 1.1 km



9 PANMURE ST, NEWSTEAD, VIC 3462

 -  -  -

Sale Price

\$520,000

Sale Date: 04/08/2016

Distance from Property: 184m



67 PYRENEES HWY, NEWSTEAD, VIC 3462

 3  2  2

Sale Price

\$430,000

Sale Date: 20/02/2017

Distance from Property: 859m



This report has been compiled on 31/07/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 PYRENEES HIGHWAY, NEWSTEAD, VIC 3462

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$374,500

House

X

Unit

Suburb

NEWSTEAD

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
124 MALDON-NEWSTEAD RD, NEWSTEAD, VIC 3462	\$512,000	17/11/2016
9 PANMURE ST, NEWSTEAD, VIC 3462	\$520,000	04/08/2016
67 PYRENEES HWY, NEWSTEAD, VIC 3462	\$430,000	20/02/2017