

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

14 Palmerston Street, Newstead Vic 3462

Indicative selling price

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

Single price \$160,000

Median sale price

Median price \$150,000

Property Type Vacant land

Suburb Newstead

Period - From 05/11/2019

to 04/11/2020

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	4 Wyndham St NEWSTEAD 3462	\$145,000	17/12/2019
2	9 Church St NEWSTEAD 3462	\$140,500	08/08/2019
3			

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.~~

This Statement of Information was prepared on:

05/11/2020 12:03



Property Type: Land
Land Size: 1133 sqm approx
Agent Comments

Indicative Selling Price
\$160,000

Median Land Price
05/11/2019 - 04/11/2020: \$150,000

Comparable Properties

4 Wyndham St NEWSTEAD 3462 (VG)

Agent Comments



Price: \$145,000
Method: Sale
Date: 17/12/2019
Property Type: Land
Land Size: 999 sqm approx



9 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$140,500
Method: Private Sale
Date: 08/08/2019
Property Type: Land
Land Size: 2027 sqm approx

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.