

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

24 Church Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Newstead

Period - From

01/10/2020

to

30/09/2021

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	14 Canrobert St NEWSTEAD 3462	\$632,500	17/11/2021
2	11 Tivey St NEWSTEAD 3462	\$550,000	23/04/2021
3	11 Dundas St NEWSTEAD 3462	\$550,000	24/06/2020

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:

24/11/2021 14:54



3 -

Property Type: House (Res)
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
Year ending September 2021: \$550,000

Comparable Properties



14 Canrobert St NEWSTEAD 3462 (REI)

Agent Comments

3 1 2

Price: \$632,500
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 2044 sqm approx



11 Tivey St NEWSTEAD 3462 (REI/VG)

Agent Comments

4 2 2

Price: \$550,000
Method: Private Sale
Date: 23/04/2021
Property Type: House
Land Size: 2000 sqm approx



11 Dundas St NEWSTEAD 3462 (REI/VG)

Agent Comments

4 2 2

Price: \$550,000
Method: Private Sale
Date: 24/06/2020
Rooms: 6
Property Type: House
Land Size: 4770 sqm approx