# 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

12 Racecourse Road, Newstead Vic 3462

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$632,500	Pro	operty Type	Hou	se		Suburb	Newstead
Period - From	08/04/2021	to	07/04/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Creswick Newstead Rd NEWSTEAD 3462	\$770,000	22/01/2021
2	12 Panmure St NEWSTEAD 3462	\$765,000	21/07/2021
3	38 Codrington St NEWSTEAD 3462	\$710,000	11/10/2021

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.

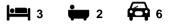
This Statement of Information was prepared on:

08/04/2022 11:55



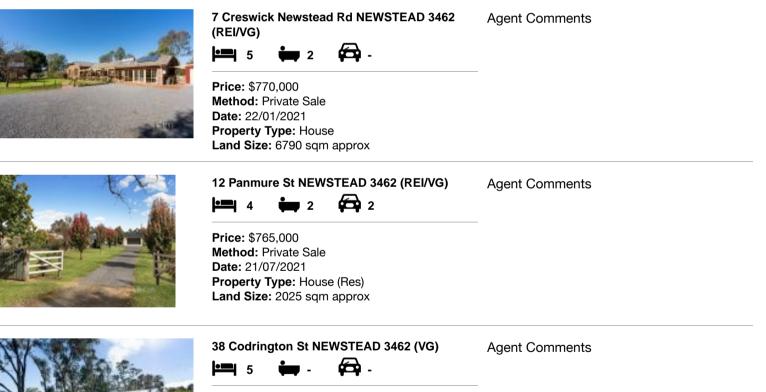






Property Type: House Land Size: 4090 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price 08/04/2021 - 07/04/2022: \$632,500

# **Comparable Properties**





Price: \$710,000 Method: Sale Date: 11/10/2021 Property Type: House (Res) Land Size: 2605 sqm approx

#### Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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