

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$632,500

Property Type

House

Suburb

Newstead

Period - From

08/04/2021

to

07/04/2022

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 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



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**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



**7 Creswick Newstead Rd NEWSTEAD 3462 (REI/VG)**

**Agent Comments**

 5  2  -

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 22/01/2021  
**Property Type:** House  
**Land Size:** 6790 sqm approx



**12 Panmure St NEWSTEAD 3462 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 21/07/2021  
**Property Type:** House (Res)  
**Land Size:** 2025 sqm approx



**38 Codrington St NEWSTEAD 3462 (VG)**

**Agent Comments**

 5  -  -

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