

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

2A Palmerston Street, Newstead Vic 3462

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$280,000 & \$300,000

Median sale price

Median price \$435,000 House X Unit Suburb or locality Newstead

Period - From 01/10/2017 to 30/09/2018 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	38a Panmure St NEWSTEAD 3462	\$313,000	11/07/2018
2	32 Wyndham St NEWSTEAD 3462	\$285,000	30/07/2018
3	5 Panmure St NEWSTEAD 3462	\$250,000	31/08/2017

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.



Rooms: 2

Property Type: Land

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



38a Panmure St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$313,000

Method: Private Sale

Date: 11/07/2018

Rooms: 4

Property Type: House

Land Size: 2000 sqm approx



32 Wyndham St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 30/07/2018

Rooms: 5

Property Type: House

Land Size: 2024 sqm approx



5 Panmure St NEWSTEAD 3462 (REI/VG)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 31/08/2017

Rooms: 4

Property Type: House

Land Size: 786 sqm approx