

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

5 Campbell Street, Newstead Vic 3462

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$406,000

Property Type

House

Suburb

Newstead

Period - From

13/11/2018

to

12/11/2019

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	2 Maclaren Rd NEWSTEAD 3462	\$595,000	17/06/2019
2	42 Monash St NEWSTEAD 3462	\$432,500	12/03/2019
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:

13/11/2019 09:46



 3  1  3

Rooms: 5
Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$525,000

Median House Price
13/11/2018 - 12/11/2019: \$406,000

Comparable Properties



2 Maclaren Rd NEWSTEAD 3462 (REI/VG)

Agent Comments

 5  1  4

Price: \$595,000
Method: Private Sale
Date: 17/06/2019
Rooms: 7
Property Type: House
Land Size: 20000 sqm approx



42 Monash St NEWSTEAD 3462 (REI/VG)

Agent Comments

 3  2  3

Price: \$432,500
Method: Private Sale
Date: 12/03/2019
Rooms: 5
Property Type: House
Land Size: 3000 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.