

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/9 McNabb Rd, Newstead Vic 3462

Indicative selling price

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

Single price

\$199,000

Median sale price

Median price

\$210,000

Property Type

Vacant land

Suburb

Newstead

Period - From

19/06/2023

to

18/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/06/2024 07:18



Property Type:
Agent Comments

Indicative Selling Price
\$199,000
Median Land Price
19/06/2023 - 18/06/2024: \$210,000

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within ten kilometres of the property for sale in the last six months.