

STATEMENT OF INFORMATION

1-3 BOYS HOME ROAD, NEWHAVEN, VIC 3925

PREPARED BY GREG PRICE CEA (REIV), ALEX SCOTT COWES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1-3 BOYS HOME ROAD, NEWHAVEN, VIC

1 1 2

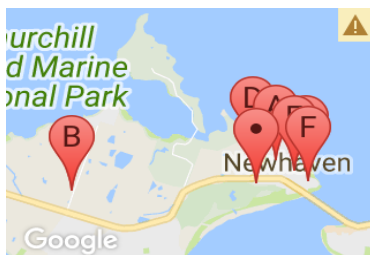
Indicative Selling Price

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

Single Price: **\$665,000**

Provided by: Greg Price CEA (REIV), Alex Scott Cowes

MEDIAN SALE PRICE



NEWHAVEN, VIC, 3925

Suburb Median Sale Price (House)

\$480,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



24 SCHOOL AVE, NEWHAVEN, VIC 3925

3 1 1

Sale Price

\$525,000

Sale Date: 10/02/2017

Distance from Property: 413m



31 CHURCHILL RD, NEWHAVEN, VIC 3925

5 2 3

Sale Price

***\$950,000**

Sale Date: 14/09/2017

Distance from Property: 2.4km



4 CLEELAND ST, NEWHAVEN, VIC 3925

3 - -

Sale Price

\$545,000

Sale Date: 14/12/2016

Distance from Property: 664m



This report has been compiled on 02/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**44 BOYS HOME RD, NEWHAVEN, VIC 3925**

3 2 6

Sale Price

\$750,000

Sale Date: 08/11/2016

Distance from Property: 449m

**16 CLEELAND ST, NEWHAVEN, VIC 3925**

4 2 4

Sale Price

\$520,000

Sale Date: 25/11/2016

Distance from Property: 520m

**8 SEAVIEW ST, NEWHAVEN, VIC 3925**

4 3 4

Sale Price

\$670,000

Sale Date: 22/10/2016

Distance from Property: 677m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1-3 BOYS HOME ROAD, NEWHAVEN, VIC 3925

Indicative selling price

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

Single Price:

\$665,000

Median sale price

Median price

\$480,000

House

X

Unit


Suburb

NEWHAVEN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
24 SCHOOL AVE, NEWHAVEN, VIC 3925	\$525,000	10/02/2017
31 CHURCHILL RD, NEWHAVEN, VIC 3925	*\$950,000	14/09/2017
4 CLEELAND ST, NEWHAVEN, VIC 3925	\$545,000	14/12/2016
44 BOYS HOME RD, NEWHAVEN, VIC 3925	\$750,000	08/11/2016

16 CLEELAND ST, NEWHAVEN, VIC 3925	\$520,000	25/11/2016
8 SEAVIEW ST, NEWHAVEN, VIC 3925	\$670,000	22/10/2016