

# 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

19 Palmerston Street, Newstead Vic 3462

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$665,000

### Median sale price

Median price \$572,500

Property Type House

Suburb Newstead

Period - From 02/12/2023

to 01/12/2024

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	22 Monash St NEWSTEAD 3462	\$690,000	26/06/2024
2	3 Tivey St NEWSTEAD 3462	\$670,000	21/08/2023
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:

02/12/2024 12:39



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 2247 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$665,000

**Median House Price**  
 02/12/2023 - 01/12/2024: \$572,500

## Comparable Properties



**22 Monash St NEWSTEAD 3462 (REI/VG)**

Agent Comments

 3   
  2   
  4

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 26/06/2024  
**Property Type:** House  
**Land Size:** 6896 sqm approx



**3 Tivey St NEWSTEAD 3462 (REI/VG)**

Agent Comments

 4   
  2   
  -

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** House  
**Land Size:** 2023 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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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