## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$665,000

#### Median sale price

Median price \$572,500	Property Typ	e House	Suburb	Newstead
Period - From 02/12/2023	to 01/12/202	24 Sc	ource	

#### 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

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.

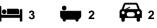
This Statement of Information was prepared on:	02/12/2024 12:39



Date of sale







**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)

4

Agent Comments

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)

4

6

7

Agent Comments

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.

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