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 and postcode

801 THREE CHAIN ROAD NEWHAM VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$1,200,000	or range between		&	
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 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	
88 WISEMANS LANE NEWHAM VIC 3442	\$970,000	09-Jun-22	
71 PALMER CRESCENT NEWHAM VIC 3442	\$1,080,000	13-Oct-22	
7 EGANS LANE NEWHAM VIC 3442	\$1,340,000	20-May-22	

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 18 months.

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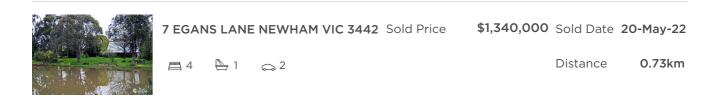
88 WISEMANS LANE NEWHAM VIC Sold Price 3442				\$970,000	Sold Date	09-Jun-22
昌 3	1	⇔ 6			Distance	0.79km



 71 PALMER CRESCENT NEWHAM
 Sold Price
 ^{Rs}\$1,080,000
 Sold Date
 13-Oct-22

 VIC 3442
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 3
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 2
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 3
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 13-Oct-23

 □
 3
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 2
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 3
 □
 13-Oct-22



RS = Recent sale UN = Undisclosed Sale

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