# 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

14a Panmure Street, Newstead Vic 3462

#### Indicative selling price

For the meaning o	of this price see co	onsumer.vic.gov.au/	underquoting

Single price \$618,000

#### Median sale price

Median price	\$572,500	Pro	perty Type Hou	ise	Suburb	Newstead
Period - From	17/03/2024	to	16/03/2025	Source	Property	/ Data

### 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 sixmonths 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**<sup>\*</sup> 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:

17/03/2025 09:37









**Property Type:** Agent Comments Indicative Selling Price \$618,000 Median House Price 17/03/2024 - 16/03/2025: \$572,500

# **Comparable Properties**

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.

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