

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 22 Monash Street, Newstead Vic 3462
Including suburb or locality and postcode

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$550,000 Property Type House Suburb Newstead

Period - From 22/01/2023 to 21/01/2024 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	2E Palmerston St NEWSTEAD 3462	\$830,000	14/10/2022
2	42 Monash St NEWSTEAD 3462	\$757,500	20/07/2023
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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: 22/01/2024 12:27



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Property Type: Residential House

Land Size: 6827 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

22/01/2023 - 21/01/2024: \$550,000

Comparable Properties



2E Palmerston St NEWSTEAD 3462 (REI)

Agent Comments

 4  2  4

Price: \$830,000

Method: Private Sale

Date: 14/10/2022

Property Type: House

Land Size: 8605 sqm approx



42 Monash St NEWSTEAD 3462 (REI)

Agent Comments

 3  2  3

Price: \$757,500

Method: Private Sale

Date: 20/07/2023

Property Type: House

Land Size: 3000 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.