## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 22 Monash Street, Newstead Vic 3462

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$780,000		&		\$820,000	D		
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Hou	ise		Suburb	Newstead
Period - From	22/01/2023	to	21/01/2024		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress 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
3			

OR

**B**<sup>\*</sup> 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.

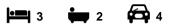
This Statement of Information was prepared on:

22/01/2024 12:27









**Property Type:** Residential House **Land Size:** 6827 sqm approx Agent Comments Jeremy Bottomley 03 5472 1155 0433 772 033 jeremybottomley@jelliscraig.com.au

> Indicative Selling Price \$780,000 - \$820,000 Median House Price 22/01/2023 - 21/01/2024: \$550,000

# **Comparable Properties**

A. 3050	2E Palmerston St NEWSTEAD 3462 (REI) 1 4 1 2 4 4	Agent Comments
	Price: \$830,000 Method: Private Sale Date: 14/10/2022 Property Type: House Land Size: 8605 sqm approx	
Russ	42 Monash St NEWSTEAD 3462 (REI)	Agent Comments

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 - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087

propertydata



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