

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 48 Palmer Crescent, Newham Vic 3442
Including suburb or locality and postcode

Indicative selling price

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

Single price \$890,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Newham

Period - From 16/08/2022

to 15/08/2023

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	15 Jim Rd NEWHAM 3442	\$980,000	20/07/2022
2			
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:

16/08/2023 16:38



 3  1  2

Rooms: 5
Property Type: House
Land Size: 4376 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$890,000

Median House Price
16/08/2022 - 15/08/2023: \$1,200,000

Comparable Properties



15 Jim Rd NEWHAM 3442 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$980,000
Method: Private Sale
Date: 20/07/2022
Property Type: House
Land Size: 6070.29 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.