

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

Lot 2/10 Bells Road, Newlyn North Vic 3364

Indicative selling price

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

Single price \$340,000

Median sale price*

Median price Property Type Suburb Newlyn North

Period - From to Source

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 six 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	24 Myles Rd NEWLYN NORTH 3364	\$310,000	12/07/2023
2	4126 Creswick Newstead Rd ALLENDALE 3364	\$250,000	16/03/2023
3	25 Camp St CRESWICK 3363	\$245,000	14/04/2023

OR

~~**B*** 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: 16/04/2024 10:14

* 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.



Property Type: Land
Land Size: 2795 sqm approx
Agent Comments

Indicative Selling Price
\$340,000
No median price available

Comparable Properties



24 Myles Rd NEWLYN NORTH 3364 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 12/07/2023
Property Type: Land
Land Size: 2428 sqm approx

4126 Creswick Newstead Rd ALLENDALE 3364 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 16/03/2023
Property Type: Land
Land Size: 1183 sqm approx

25 Camp St CRESWICK 3363 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 14/04/2023
Property Type: Land
Land Size: 1942 sqm approx