

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 Including suburb or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
10 Trudgeons Rd WELSHMANS REEF 3462	\$340,000	16/03/2017
7 Wyndham St NEWSTEAD 3462	\$313,000	19/05/2017
25 Palmerston St NEWSTEAD 3462	\$275,000	01/05/2017

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**Rooms:**  
**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$235,000  
**Median House Price**  
Year ending June 2017: \$400,000

## Comparable Properties



**10 Trudgeons Rd WELSHMANS REEF 3462 (REI/VG)** Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 16/03/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 4000 sqm approx



**7 Wyndham St NEWSTEAD 3462 (REI/VG)** Agent Comments



**Price:** \$313,000  
**Method:** Private Sale  
**Date:** 19/05/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1012 sqm approx

**25 Palmerston St NEWSTEAD 3462 (VG)** Agent Comments



**Price:** \$275,000  
**Method:** Sale  
**Date:** 01/05/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 160000 sqm approx