

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

38 Codrington Street, Newstead Vic 3462

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$399,000

Property Type House

Suburb Newstead

Period - From 16/09/2018

to 15/09/2019

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 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
1	6 Dundas St NEWSTEAD 3462	\$490,000	17/04/2019
2	21 Palmerston St NEWSTEAD 3462	\$487,500	22/07/2019
3	49 Panmure St NEWSTEAD 3462	\$485,000	17/05/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019 15:46



3 1 2

Property Type: House
Land Size: 2640 sqm approx
Agent Comments

Indicative Selling Price
\$515,000

Median House Price
16/09/2018 - 15/09/2019: \$399,000

Comparable Properties



6 Dundas St NEWSTEAD 3462 (REI/VG)

Agent Comments

4 2 6

Price: \$490,000
Method: Private Sale
Date: 17/04/2019
Rooms: 6
Property Type: House
Land Size: 2000 sqm approx



21 Palmerston St NEWSTEAD 3462 (REI)

Agent Comments

4 2 2

Price: \$487,500
Method: Private Sale
Date: 22/07/2019
Property Type: House
Land Size: 1666 sqm approx



49 Panmure St NEWSTEAD 3462 (REI/VG)

Agent Comments

3 2 3

Price: \$485,000
Method: Private Sale
Date: 17/05/2019
Rooms: 5
Property Type: House
Land Size: 950 sqm approx