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	71 Palmer Crescent, Newham, VIC, 3442

Indicative selling price

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

	or range between	$1,075,000	&	$1,125,000

Median sale price

Median price	$1,370,000	Property type	House	Suburb	Newham
Period - From	July 21	to	June 22	Source	Pricefinder.com.au

Comparable property sales

This is the one property 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
63 Palmer Crescent, Newham	$1,120,000	13/10/21

This Statement of Information was prepared on: 22nd August 2022