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	22 Monash Street, Newstead Vic 3462

Indicative selling price

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

Single price $750,000

Median sale price

Median price $530,000 Property Type House Suburb Newstead

Period - From 26/03/2023 to 25/03/2024 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	42 Monash St NEWSTEAD 3462	$757,500	20/07/2023
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: 26/03/2024 12:38

22 Monash Street, Newstead Vic 3462

Jeremy Bottomley
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3 2 4

Property Type: House
Land Size: 6896 sqm approx

Agent Comments

Indicative Selling Price
$750,000
Median House Price
26/03/2023 - 25/03/2024: $530,000

Comparable Properties



42 Monash St NEWSTEAD 3462 (REI/VG)

3 2 3

Price: $757,500
Method: Private Sale
Date: 20/07/2023
Property Type: House
Land Size: 3000 sqm approx

Agent Comments

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.

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