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	170 Coach Road, Newham, VIC, 3442

Indicative selling price

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

Price	$1,250,000

Median sale price

Median price	$1,325,000	Property type	House	Suburb	Newham
Period - From	1/11/2019	to	2/11/2020	Source	Realestate.com

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
1 26 Robertson Drive, Newham	$1,020,000	September 2019
2 1274 Rochford Road, Newham	$1,350,000	December 2019
3 1427 Rochford Road, Newham	$1,150,000	November 2020

This Statement of Information was prepared on: 15/12/2020