## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 33 Lyons Street, Newstead Vic 3462

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au  | ı/underquot | ting |        |          |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------|
| Single pric     | e \$549,000       |      |              |       |             |      |        |          |
| Median sale p   | rice              |      |              |       |             |      |        |          |
| Median price    | \$400,000         | Pro  | perty Type   | House |             |      | Suburb | Newstead |
| Period - From   | 28/10/2018        | to   | 27/10/2019   |       | So          | urce | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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.

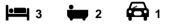
This Statement of Information was prepared on:

28/10/2019 12:36









Rooms: 5 Property Type: House (Res) Land Size: 735 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$549,000 Median House Price 28/10/2018 - 27/10/2019: \$400,000

# **Comparable Properties**

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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.