

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

45 Hilliers Street, Newstead Vic 3462

Indicative selling price

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

Range between \$545,000 & \$585,000

Median sale price

Median price \$550,000 Property Type House Suburb Newstead

Period - From 01/10/2020 to 30/09/2021 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	11 Canrobert St NEWSTEAD 3462	\$560,000	16/12/2020
2	11 Tivey St NEWSTEAD 3462	\$550,000	23/04/2021
3	7A Canrobert St NEWSTEAD 3462	\$539,000	23/04/2021

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:

20/10/2021 13:26

45 Hilliers Street, Newstead Vic 3462

**Jellis
Craig**

Carole Lenander

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Indicative Selling Price

\$545,000 - \$585,000

Median House Price

Year ending September 2021: \$550,000



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t

Rooms: 5

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 2000 sqm approx

Agent Comments

Lovely home on large block in good poistion

Comparable Properties



11 Canrobert St NEWSTEAD 3462 (REI/VG)

Agent Comments

 3  1  2

Price: \$560,000

Method: Private Sale

Date: 16/12/2020

Property Type: House

Land Size: 4046 sqm approx



11 Tivey St NEWSTEAD 3462 (REI/VG)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 2000 sqm approx



7A Canrobert St NEWSTEAD 3462 (REI/VG)

Agent Comments

 3  2  2

Price: \$539,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 600 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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