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	38 Codrington Street, Newstead Vic 3462

Indicative selling price

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

Single price $845,000

Median sale price

Median price $660,000 Property Type House Suburb Newstead

Period - From 05/01/2022 to 04/01/2023 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	2982 Pyrenees Hwy NEWSTEAD 3462	$850,000	22/11/2021
2	2E Palmerston St NEWSTEAD 3462	$830,000	14/10/2022
3	12 Panmure St NEWSTEAD 3462	$765,000	21/07/2021

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: 05/01/2023 16:42



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Property Type:
Agent Comments

Indicative Selling Price
$845,000
Median House Price
05/01/2022 - 04/01/2023: $660,000

Comparable Properties



2982 Pyrenees Hwy NEWSTEAD 3462 (REI/VG) Agent Comments

3 1 2

Price: $850,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 6408 sqm approx



2E Palmerston St NEWSTEAD 3462 (REI) Agent Comments

4 2 4

Price: $830,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Land Size: 8605 sqm approx



12 Panmure St NEWSTEAD 3462 (REI/VG) Agent Comments

4 2 2

Price: $765,000
Method: Private Sale
Date: 21/07/2021
Property Type: House (Res)
Land Size: 2025 sqm approx

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

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