# 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

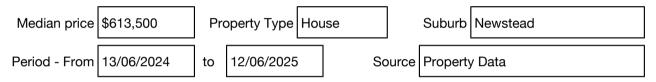
15 Panmure Street, Newstead Vic 3462

#### Indicative selling price

For the meaning of this		

Single price \$429,000

#### Median sale price



#### 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	4 Hilliers St NEWSTEAD 3462	\$500,000	18/12/2024
2	59 Lyons St NEWSTEAD 3462	\$485,000	22/08/2024
3	12a Palmerston St NEWSTEAD 3462	\$505,000	20/03/2024

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:

13/06/2025 14:38









Property Type: House Land Size: 1018 sqm approx Agent Comments Indicative Selling Price \$429,000 Median House Price 13/06/2024 - 12/06/2025: \$613,500

# **Comparable Properties**



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4 Hilliers St NEWSTEAD 3462 (VG)

Price: \$500,000 Method: Sale Date: 18/12/2024 Property Type: House (Res) Land Size: 1012 sqm approx

59 Lyons St NEWSTEAD 3462 (REI/VG)



Price: \$485,000 Method: Private Sale Date: 22/08/2024 Property Type: House Land Size: 2021 sqm approx

12a Palmerston St NEWSTEAD 3462 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$505,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 1350 sqm approx

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



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