

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42-43 FORREST AVENUE, NEWHAVEN, VIC 3925

Indicative selling price

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

Single Price: \$1,400,000

Median sale price

Median price \$480,000

House



Unit

Suburb

NEWHAVEN

Period

01 October 2016 to 30 September 2017

Source



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
16 CLEELAND ST, NEWHAVEN, VIC 3925	\$520,000	25/11/2016
50 FORREST AVE, NEWHAVEN, VIC 3925	\$750,000	02/01/2016
35 FORREST AVE, NEWHAVEN, VIC 3925	\$1,100,000	12/11/2015