

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 and
postcode

88 WISEMANS LANE NEWHAM VIC 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

House

Suburb

Newham

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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

19 DONOVANS ROAD WOODEND NORTH VIC 3442	\$1,120,000	19-Nov-21
23 STRATHCLYDE CRESCENT WOODEND VIC 3442	\$1,120,000	25-Oct-21
268 ASHBOURNE ROAD WOODEND VIC 3442	\$1,090,000	19-Jun-21

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: 26 April 2022


**19 DONOVANS ROAD WOODEND
NORTH VIC 3442**
 3  2  2

Sold Price

\$1,120,000

Sold Date

19-Nov-21

Distance

8.69km

**23 STRATHCLYDE CRESCENT
WOODEND VIC 3442**
 3  1  4

Sold Price

Sold Date

25-Oct-21

Distance

13.64km

**268 ASHBOURNE ROAD
WOODEND VIC 3442**
 3  2  2

Sold Price

\$1,090,000

Sold Date

19-Jun-21

Distance

13.55km

**52 BARKERS ROAD WOODEND
NORTH VIC 3442**
 4  3  3

Sold Price

\$1,180,000

Sold Date

08-Aug-21

Distance

-


**158 FOREST ROAD NEWHAM VIC
3442**
 3  1  2

Sold Price

\$1,365,000

Sold Date

23-Mar-21

Distance

-


**63 PALMER CRESCENT NEWHAM
VIC 3442**
 4  1  2

Sold Price

\$1,120,000

Sold Date

07-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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470 GOOCHS LANE PASTORIA VIC 3444 Sold Price **\$1,450,000** Sold Date **15-Oct-21**

 3  1  6

Distance -



61 MARSELLA COURT WOODEND VIC 3442 Sold Price **\$945,000** Sold Date **19-Jun-21**

 3  2  2

Distance -



319 CHAMBERS ROAD ASHBOURNE VIC 3442 Sold Price **\$1,200,000** Sold Date **26-Apr-21**

 4  1  2

Distance -



1281 ROCHFORD ROAD NEWHAM VIC 3442 Sold Price **\$1,170,000** Sold Date **13-Feb-21**

 3  2  2

Distance -



58 PORKERS LANE ASHBOURNE VIC 3442 Sold Price **\$1,160,000** Sold Date **30-Jun-21**

 4  2  4

Distance -



68 DEAKIN COURT KYNETON VIC 3444 Sold Price **\$1,350,000** Sold Date **30-Sep-21**

 1  2  6

Distance -

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